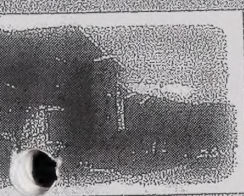
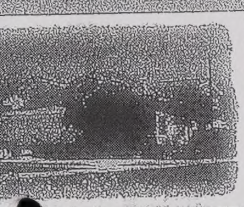
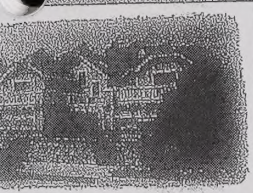
City of Corona
2000-2005 Housing Element







July 2001

COTTON/BRIDGES/ASSOCIATES
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I. INTRODUCTION

The City of Corona encompasses approximately 32.8 square miles and is bordered by the City of Norco to the north, the City of Riverside to the east, and Riverside County to the west and south. Figure 1-1 depicts Corona's regional location.

Incorporated in 1896, Corona is a full service community and has experienced rapid urbanization over the last ten years with residential development occurring in the northwest, southeastern, and western portions of the City. Since 1990, Corona has added more people than any other Inland Empire community and has had the highest growth rate for any city with over 50,000 residents.

Corona's housing stock is feeling the influence of its position at the leading edge of Southern California's limited growth region. Since 1980, the number of dwelling units has increased over 2.5 times, with the vast majority being single-family detached units. Currently, Corona is the only inland Empire community to see several consecutive years of continued and accelerating growth in single family and multi-family building permits.

Corona's competitive economy and housing market has given it the opportunity to focus on increasing investment in community assets such as education, parks and law enforcement. Within a half-hour drive of Corona, are 14 private and public colleges and universities with a combined enrollment of over 11,[illegible] students. Within the City is a numerous neighborhood and community parks providing approximately 2.38 acres of park land for the residents, or approximately one acre of park land per each 500 residents. In addition, since 1992 the crime rate in Corona has decreased by approximately 22 percent, creating a safe and secure family-style community in which to live.

This Housing Element of the Corona General Plan sets forth the City's strategy to preserve and enhance the community's residential character, expand housing opportunities for all economic segments, and provide policies and directions for local government decision-making in all matters relating to housing. The Housing programs element of the Element results in the 1995 Consolidated Plan, which establishes a five-year strategy for expenditure of federal funds, and the Redevelopment and Housing Implementation Plan, which establishes the Agency's five-year plan for expenditure of redevelopment set-aside funds.

I. INTRODUCTION

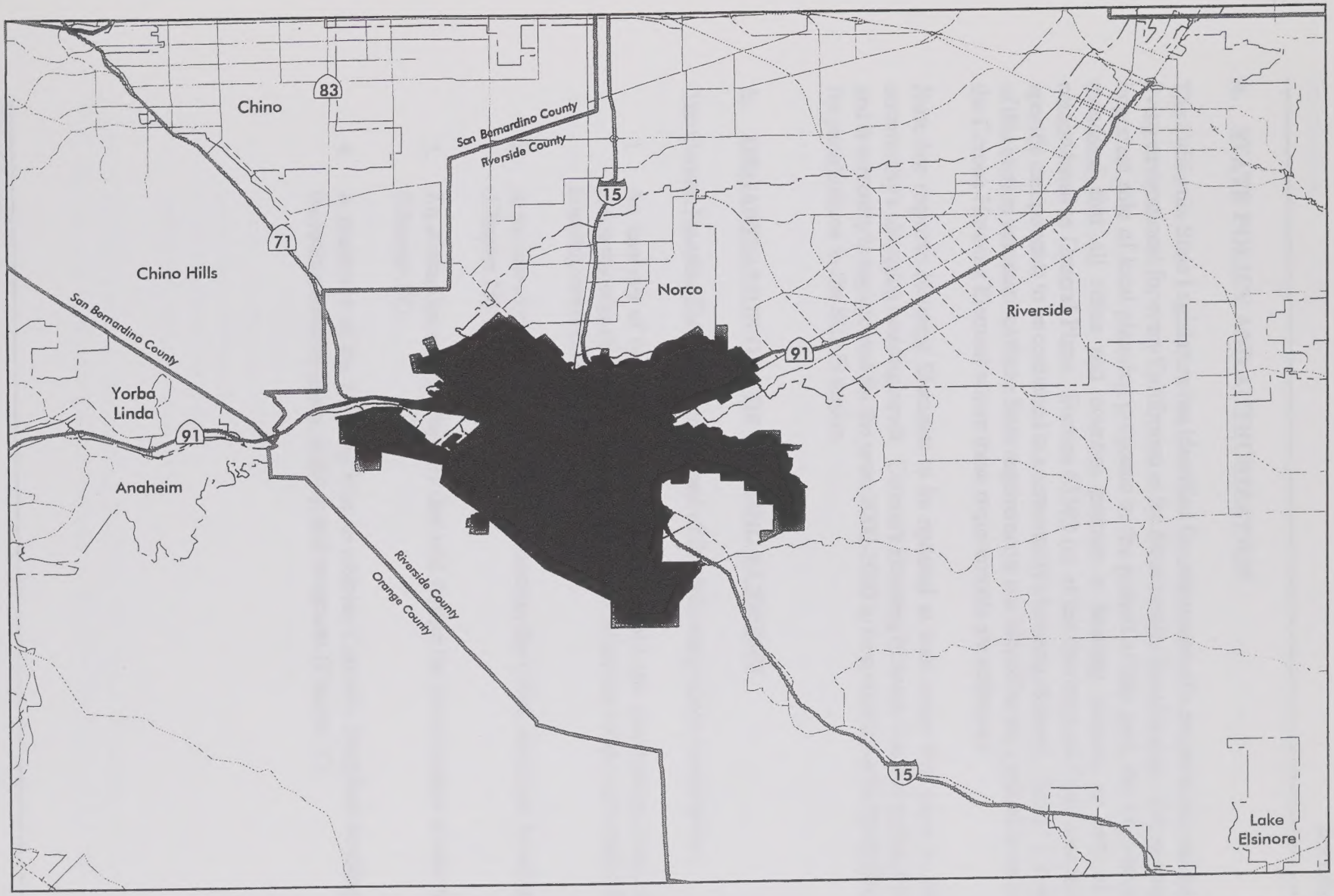
The City of Corona encompasses approximately 32.8 square miles and is bordered by the City of Norco to the north, the City of Riverside to the east, and Riverside County to the west and south. Figure I-1 depicts Corona's regional location.

Incorporated in 1896, Corona is a full service community and has experienced rapid urbanization over the last ten years with residential development occurring in the southern, northeastern, and western portions of the City. Since 1990, Corona has added more people than any other Inland Empire community and has had the highest growth rate for area cities with over 80,000 residents.

Corona's housing stock is feeling the influence of its position at the leading edge of Southern California's fastest growing region. Since 1980, the number of dwelling units has increased over 2.5 times, with the vast majority being single-family detached homes. Recently, Corona is the only inland Empire community to see several consecutive years of continuous and accelerating growth in single family residential building permits.

Corona's expanding economy and housing market has given it the opportunity to devote an increasing amount of community resources to education, parks and law enforcement. Within a half-hour drive of Corona, are 12 private and public colleges and universities with a combined enrollment of over 112,000 students. Within the City are numerous neighborhood and community parks providing approximately 270 acres of park land for its residents, or approximately one acre of park land per each 369 residents. In addition, since 1992 the crime rate in Corona has decreased by approximately 22 percent, creating a safer and more desirable community in which to live.

This Housing Element of the Corona General Plan sets forth the City's strategy to preserve and enhance the community's residential character, expand housing opportunities for all economic segments, and provide guidance and direction for local government decision-making in all matters relating to housing. The housing programs chapter of the Element builds on the 1995 Consolidated Plan, which establishes a five-year strategy for expenditure of federal funds, and the Redevelopment and Housing Implementation Plan, which establishes the Agency's five year plan for expenditure of redevelopment set-aside funds.



NORTH

Figure I-1
Regional Location Map

Corona Housing Element

A. STATE POLICY AND AUTHORIZATION

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's major housing goal. Recognizing the important role of local planning programs in the pursuit of this goal, the Legislature has mandated that all cities and counties prepare a housing element as part of their comprehensive General Plans. Section 65302 (c) of the Government Code sets forth the specific components to be contained in a community's housing element. Table I-1 at the end of this section summarizes these State requirements and identifies the applicable sections in the Corona Housing Element where these requirements are addressed.

State law requires Housing Elements to be updated at least every five years to reflect a community's changing housing needs. Corona's Housing Element was last updated in 1996 and is currently being updated for the years 2000-2005 to be consistent with the update cycle for jurisdictions in the SCAG region.

B. ORGANIZATION OF THE HOUSING ELEMENT

The Corona Housing Element is comprised of the following major components:

1. An analysis of the City's population, household and employment base, and the characteristics of the City's housing stock to define the nature and extent of unmet housing needs (Chapter II).

2. A review of potential constraints to meeting the City's identified housing needs (Chapter III).

3. An evaluation of opportunities that will further the development of new housing (Chapter IV).

4. A statement of the Housing Plan to address Corona's identified housing needs, including housing goals, policies and programs (Chapter V).

C. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The City of Corona General Plan is comprised of the following nine elements: 1) Land Use; 2) Circulation; 3) Housing; 4) Conservation; 5) Open Space; 6) Parks and Recreation; 7) Community Design and Scenic Highways; 8) Noise; and 9) Seismic Safety and Public Safety. The Housing Element builds upon the other General Plan elements and is entirely consistent with the policies and proposals set forth by the General Plan. As portions of the General Plan are amended in the future, the General Plan (including the Housing Element) will be reviewed to ensure internal consistency is maintained.

D. PUBLIC PARTICIPATION

Section 65583 (c)(5) of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort."

City residents have several opportunities to recommend strategies, review, and comment on the Corona Housing Element. The City conducted a publicly noticed study session before the Planning and Housing Committee of the City Council and Planning Commission on the screendraft Housing Element.

Public hearings were conducted before both the Planning Commission and City Council for adoption of the Housing Element. Notification was published in the local newspaper in advance of each hearing and copies of the draft Element were made available for review at City Hall, the public library, and Chamber of Commerce. Copies of the draft Element are also sent to the following agencies representing the interests of low and moderate income households:

- Riverside County Housing Authority
- Lutheran Social Services
- Habitat for Humanity
- Fair Housing Council of Riverside
- Southern California Housing Development Corporation
- Inland County Legal Services
- Legal Aid - Riverside
- Legal Center of Riverside
- Senior Focus Residential Care

As part of the City's process for preparing the 2000-2005 Consolidated Plan as mandated by HUD, the City also conducted public hearings to solicit public input on housing, support

services, and community development needs, particularly for lower and moderate income households. The following agencies were consulted for housing and community development needs in Corona:

- City of Riverside - The City of Riverside is a neighboring city. Discussions of housing needs and solutions should also take into account comments provided by the community sharing a similar housing market.

- County of Riverside - The County administers a number of countywide housing programs such as the Mortgage Credit Certificate and some countywide rehabilitation programs.

- Riverside Housing Authority - The Housing Authority administers the Section 8 Rental Assistance program.

- Alternative to Domestic Violence - ADV is nonprofit entity that provides services to victims of domestic violence, including an emergency shelter, outreach, and counseling services. The agency also provides advocacy and assistance in accessing community and social support services related to: subsidized housing, food, and legal assistance.

- Fair Housing Council - The Riverside County Fair Housing Council provides fair housing and tenant/landlord mediation services.

- Corona Police Department - The Police Department provides insights regarding homeless issues and crime-free living environments.

- Character by Design - This nonprofit agency provides diversion programs for the juvenile delinquent. Services are offered to the general public but free to low and moderate income persons.

- Operation New Hope School - This nonprofit provides alternative schooling for at risk teenagers. Services are offered to the general public but free to low and moderate income persons.

- Settlement House - The Settlement House is a nonprofit that provides food, emergency shelter, and utility assistance to low income families.

- Senior Long-Term Ombudsman - This project provides resource referral and coordination, and complaint resolution services for seniors. Core services include

shared housing referrals and education regarding institutional and community-based long-term care services and housing.

The Redevelopment Agency also conducted a public hearing on the adoption of its Redevelopment Implementation Plan. In accordance with redevelopment laws, notices of that hearing were posted at locations within the redevelopment project area, where many low and moderate income households reside, for a three-week period. Notices for the Redevelopment Implementation Plan were posted at the City Clerk's Office (815 W. Sixth Street), Housing and Development Department (105 E. Sixth Street), Corona Public Library. The notice was also published in the Press Enterprise.

The Housing Element is consistent with the programs and policies set forth in the Consolidated Plan and Redevelopment Implementation Plan in addressing the housing needs of the City's lower and moderate income households.

E. SOURCES OF INFORMATION

The analysis of population characteristics and existing housing stock for the Housing Element is based primarily on the sources listed below. These sources provide the most current statistical information available to the City for analyzing population and housing characteristics and the nature and extent of unmet housing needs.

1. U.S. Department of Commerce, Bureau of Census, 1980 and 1990 Census reports.

2. State Department of Finance, population, housing and employment estimates for January 1999.

3. City of Corona Zoning Ordinance.

4. City of Corona Consolidated Plan, 2000.

The 1980 and 1990 Census provide detailed statistical information related to population and housing characteristics which is useful in identifying trends over the past decade and general characteristics of the City. State Department of Finance data consists of estimates of population and housing characteristics, which is used to supplement the Census data, and provide a more up to date picture of the characteristics of the City. The existing Housing Element, Zoning Ordinance, and Consolidated Plan provide the existing regulatory framework of the City including goals, policies, objectives, and programs related to housing and land use.

Table I-1
State Housing Element Requirements

Required Housing Element Component	Reference
A. Housing Needs Assessment	
1. Analysis of population trends in Corona in relation to regional trends.	Chapter II, Section A
2. Analysis of employment trends in Corona in relation to regional trends.	Chapter II, Section A
3. Projection and quantification of Corona's existing and projected housing needs for all income groups.	Chapter II
4. Analysis and documentation of Corona's housing characteristics including the following:	
a. level of housing cost compared to ability to pay;	Chapter II, Section B
b. overcrowding;	Chapter II, Section B
c. housing stock condition.	Chapter II, Section C
5. An inventory of land suitable for residential development, including vacant sites, land having redevelopment potential, and an analysis of the relationship of zoning, public facilities and services to these sites.	Chapter VI, Section A
6. Analysis of existing and potential governmental constraints upon the maintenance, improvement, or development of housing for all income levels.	Chapter III, Section B
7. Analysis of existing and potential nongovernmental and market constraints upon maintenance, improvement, or development of housing for all income levels.	Chapter IV, Sections A,C
8. Analysis of special housing need: handicapped, elderly, large families, female-headed households, farmworkers.	Chapter II, Section B

Table I-1
State Housing Element Requirements

Required Housing Element Component	Reference
9. Analysis concerning the needs of homeless individuals and families in Corona.	Chapter II, Section B
10. Analysis of opportunities for energy conservation with respect to residential development.	Chapter IV, Section E
B. Goals and Policies	
1. Identification of Corona's goals and policies relative to maintenance, improvement, and development of housing.	Chapter V, Section B
C. Implementation Program	
An implementation program should do the following:	
1. Identify adequate sites which will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels.	Chapter V, Section C
2. Program to assist in the development of adequate housing to meet the needs of low- and moderate-income households.	Chapter V, Section C
3. Identify and, when appropriate and possible, remove governmental constraints to the maintenance, improvement, and development of housing in Corona.	Chapter V, Section C
4. Conserve and improve the condition of the existing and affordable housing stock in Corona.	Chapter V, Section C
5. Promote housing opportunities for all persons.	Chapter V, Section C
6. Preserve lower income households assisted housing developments.	Chapter V, Section C

II. HOUSING NEEDS ASSESSMENT

Assuring the availability of adequate housing for all social and economic sectors of the City's present and future population is an important goal for Corona. To implement this goal, the City must target its monetary assistance and its programs toward those households with the greatest need. This section of the Housing Element discusses the characteristics of the City's present and future population and housing stock, in order to better define the nature and extent of unmet housing needs in the City.

A. POPULATION

1. Population Growth Trends

According to the Census, the City of Corona had a population of 37,791 in 1980. Between 1980 and 1990, the City's population more than doubled to 76,095. As shown in Table II-1, this level of growth was significantly higher than the County average and that of the City of Riverside, earning Corona distinction by the State Department of Finance as second of the ten fastest growing cities in the 50,000-200,000 population range. This phenomenal growth reflects the City's proximity to Orange County, an emerging urban center, as well as the demand for affordable housing and its availability in Corona.

Table II-1
Population Growth Trends
Corona and Surrounding Communities

Jurisdiction	1980	1990	Change 1980-1990	1999	Change 1990-1999
Corona	37,791	76,095	+101.4%	117,292	+54.1
City of Riverside	170,591	226,505	+32.8%	254,262	+12.3
County of Riverside	663,199	1,170,413	+76.5%	1,473,307	+25.9

Sources:
(1) 1980 and 1990 U.S. Census.
(2) State Department of Finance, Population Estimates for January 1999.

As of January 1999, the City's population is estimated at 117,292 by the State Department of Finance, representing a 54 percent increase in nine years. This growth is more than 4.5 times higher than that experienced by the City of Riverside and approximately two times higher than the County. Between 1999 and 2005 the level of growth is projected to slow. By the 2005, the Southern California Association of Governments (SCAG) projects that the

City of Corona will have grown to approximately 119,166 persons, representing a growth of only 1.6 percent in 6 years.

2. Age Characteristics

The age structure of a population is an important factor in evaluating housing needs and projecting the direction of future housing development. Table II-2 illustrates the age distribution of Corona residents in 1980 and 1990, and the proportionate age distribution of Riverside County residents in 1990.

As shown in Table II-2, Corona had a significantly greater proportion of children between the ages of 5 and 17 (20.5 percent) than did the County (6.8 percent) and a significantly greater proportion of persons between the ages of 25-44 (37.4 percent) than the County (7.5 percent) in 1990. The median age of the City increased from 27.0 in 1980 to 28.4 in 1990, though still well below the 1990 county average of 31.5.

Table II-2
Age Distribution

	1980		1990		
Age Group	Corona Residents	Corona % of Total	Corona Residents	Corona % of Total	Riverside County % of Total
Under 5 years	3,514	9.3%	8,112	10.7%	7.7%
5-17	9,534	25.2%	15,599	20.5%	6.8%
18-20	2,108	5.6%	3,710	4.9%	7.5%
21-24	2,447	6.5%	5,158	6.8%	7.6%
25-44	11,684	30.9%	28,433	37.4%	7.5%
45-54	3,327	8.8%	6,774	8.9%	6.7%
55-59	1,482	3.9%	2,091	2.7%	4.9%
60-64	1,029	2.7%	1,780	2.3%	3.8%
65-74	1,621	4.3%	2,755	3.6%	3%
75-84	737	2%	1,279	1.7%	2.6%
85 and over	308	.8%	404	.5%	3.1%
Total	37,791	100.0%	76,095	100.0%	100.0%
Median Age (a)	27.0		28.4		31.5

Source: 1980 and 1990 U.S. Census.

(a) The median is that number exactly in the middle of a distribution of numbers. That is, 50% of the numbers in the distribution are above the median, and 50% of the numbers are below the median.

Approximately 6 percent of the City's population (4,438 residents) in 1990 were over the age of 65 years, a decrease of 1 percentage point from 7 percent elderly in 1980. Unlike most Southern California communities, the proportion of the elderly population (over 65 years of age) has declined slightly over the years, probably due to the influx of younger families moving in from other communities. This suggests that the growth of the elderly population in Corona lagged behind that of younger families.

Trends in school enrollment from the Corona-Norco Unified School District also reflect a growing population of young families. Since the 1987-1988 school year, enrollment of children in the Corona-Norco Unified School District has risen 70 percent, from approximately 18,300 students in 1987 to 31,200 students in 1998.

The City experienced a significant increase in the number and proportion of residents between the ages of 25 and 44 (from 11,684 in 1980 to 28,433 in 1990), reflecting the influx of new homebuyers and to a lesser degree renters in the City moving into the over 14,000 new housing units developed in Corona during the 1980s.

3. Race and Ethnicity

The racial and ethnic composition of a population affects housing needs because of the unique household characteristics of different racial/ethnic groups. Table II-3 shows the change in the racial/ethnic composition in Corona between 1980 and 1990, as well as the proportion of each racial/ethnic group in the Riverside County population in 1990. Both the 1980 and 1990 Census reported a majority of non-Hispanic White residents in Corona, with Whites comprising 70 percent and 60 percent of the City's population in 1980 and 1990, respectively. Hispanic persons represented the second largest racial group in Corona. Their number and proportion have increased from 27.6 percent in 1980 to 30.4 percent in 1990. Countywide, 26.3 percent of the 1990 population was Hispanic. The City has also experienced significant growth in its Asian population, who comprised 6.8 percent of the population, compared to 3.3 percent countywide.

These trends are also reflected in the ethnic distribution of students within the Corona-Norco Unified School District. Between the 1987-1988 school year and the 1987-1998 school year the percentage of Hispanic students grew from 30 percent of the student population in 1987 to 42 percent in 1998. The percentage of Asian students in the school district nearly tripled during this same period, comprising 1.3 percent of the student population in 1987 and 3.6 percent of the population in 1998.

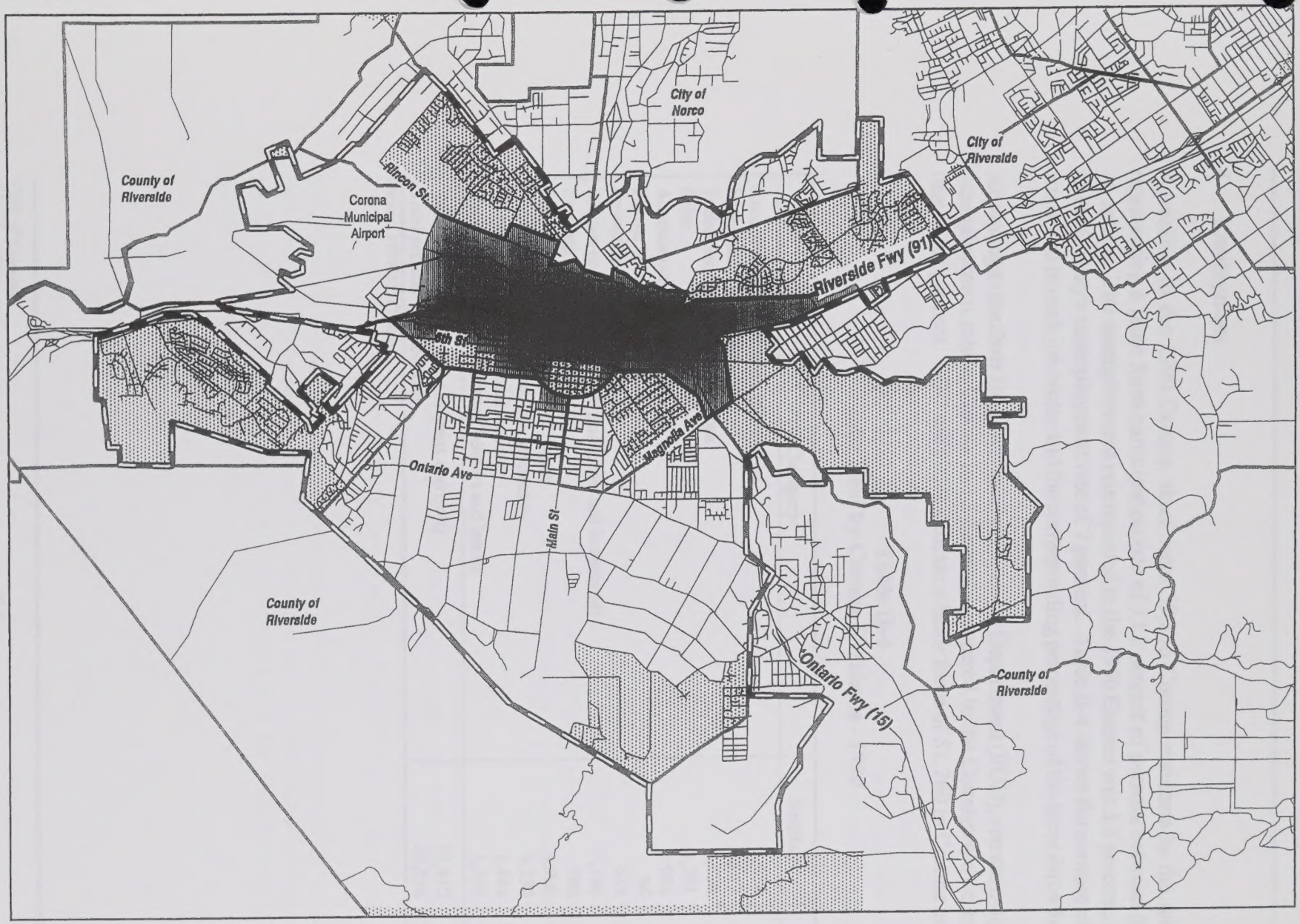
Table II-3
Race and Ethnicity

Race/Ethnicity	1980		1990		
	Corona Persons	Corona % of Total	Corona Persons	Corona % of Total	Riverside County % of Total
Non-Hispanic Persons					
White	26,284	69.6%	45,371	59.6	64.4%
Black	250	0.7%	1,938	2.5	5.1%
Native American	207	0.5%	384	0.5	0.7%
Asian	557	1.5%	5,188	6.8	3.3%
Other	77	0.2%	113	0.2	.18%
Hispanic Persons	10,416	27.6%	23,101	30.4	26.3%
Total	37,791	100.0%	76,095	100.0%	100.0%

Source: 1980 and 1990 U.S. Census.

Several areas in Corona contain concentrations of minority households. The location of these racial and ethnic concentration areas are illustrated in Figure II-1. Each "Concentration" area may contain any combination of ethnic groups. As indicated in Figure II-1, the "High Minority Concentration" Area corresponds with locations of low and moderate income concentration. Areas identified as "Minority Concentration" are defined as census block groups whose proportion of minority households in 1990 was greater than the overall county average of 26 percent; areas identified as "High Minority Concentration" are defined as census block groups with a proportion of minority households double the county average.

Trends in the ethnic distribution of students within the Corona-Norco Unified School District reveal a growing minority population in Corona. According to the California Department of Education Educational Demographics Unit, between 1987 and 1998, the Hispanic Population grew, comprising approximately 30 percent of the population in the 1987-1988 school year and 42 percent of the population in the 1997-1998 school year. The percentage of the population comprised of non-Hispanic Whites decreased in this same period, accounting for approximately 67 percent of the population in the 1987-1988 school year and only 47 percent of the population in the 1997-1998 school year.



City Boundary

Census Tract Boundary

Minority Concentration

High Minority Concentration

north not to scale

SOURCE: 1990 Census

"Minority" includes those persons that defined themselves as Black, Asian, Hispanic or Other.

"Concentration" is defined as a census block group whose proportion of minority households is greater than the overall Riverside County average of 26%.

"High Concentration" is a census block group whose proportion of minority households is double the overall Riverside County average.

Figure II-1
Racial and Ethnic Concentration Areas

Corona Housing Element

4. Employment

According to the 1990 Census, there were 39,856 Corona residents in the labor force, representing a labor force participation rate of 73.2 percent of persons between the ages of 16 and 64. The unemployment rate reported in the 1990 Census was 5.8 percent, compared to the County's unemployment rate of 7 percent. Table II-4 shows the number of persons employed in each job sector and the corresponding percentage of the labor force for the City.

According to the State Employment Development Department (EDD), current (August 1999) unemployment rate in Corona is 5.3 percent, compared to the Countywide unemployment rate of 6.5 percent. EDD estimates indicate a labor force of 51,760 in Corona in 1999.

Table II-4
Jobs Held by Corona Residents - 1990

Job Category	Number	Percent
Executive, administrative, managerial	5,454	14.6%
Professional speciality	4,517	12.1%
Technicians/support occupations	1,350	3.6%
Sales	4,261	11.4%
Administrative support/clerical	5,966	15.9%
Private household occupations	96	.3%
Protective service occupations	632	1.7%
Service occupations (except protective and household)	3,188	8.5%
Farming, forestry, and fishing	780	2.1%
Precision production, craft and repair	4,906	13.1%
Machine operators, assemblers, inspectors	3,230	8.6%
Transportation and material moving	1,484	4.0%
Handlers, equipment cleaners, helpers and labors	1,546	4.1%
Total employed persons (16 years and over)	37,410	100%
Total persons in labor force	39,856	

Source: 1990 U.S. Census.

Jobs-Housing Ratio

A general measure of the balance between a community's employment opportunities and the housing needs of its residents is through a "jobs-housing" ratio. According to the Census, Corona had an average of 1.96 wage earners per family, while SCAG indicated that the City had 1.67 jobs per household in 1990. These figures generally indicate that the City provided adequate employment opportunities in the City, potentially allowing its residents to work in the City. In comparison, Riverside County had 1.50 wage earners per household but offered only 0.89 job per household in 1990. Overall, more residents in other parts of the County worked outside of their community of residence.

By the year 2005, the jobs-housing ratio in Corona is projected to decrease to 1.20, indicating that the employment growth (9.4 percent) is not projected to keep pace with population growth (56.6 percent). By the year 2005, an increased number of Corona residents would commute to other places in the region for employment.

B. HOUSEHOLD CHARACTERISTICS

1. Household Composition and Size

The Census defines a household as all persons who occupy a housing unit, regardless of whether these persons are related by birth, marriage, or adoption. People living in retirement or convalescent homes, dormitories, or other group living situations are not considered households. The characteristics of the households in a city are important indicators of the type of housing needed in that community.

As with most cities, families represented the majority (over 79 percent) of Corona's 23,920 households in 1990. Among the 4,840 non-family households, 3,454 were single-person households, including 1,025 elderly persons living alone. Average household size in the City had increased from 3.13 persons per household in 1980 to 3.16 in 1990.

The State Department of Finance estimated a total of 35,018 households in Corona as of January 1999. Average household size increased to 3.34 persons per household in 1999. The SCAG household projection for Corona for 2005 is 36,430 with an average household size of 3.27 persons per household.

2. Overcrowding

The federal government defines an overcrowded household as one with more than one person per room, excluding bathrooms, kitchens, hallways, and porches. Overcrowding in households results from either a lack of affordable housing (which forces more than one household to live together) and /or a lack of available housing units of adequate size.

According to the 1990 Census, 2,818 (11.8 percent) of the total households were overcrowded in Corona, representing a moderate increase over 1980, when 944 (7.9 percent) of the City's households were defined as overcrowded. Overcrowding among renter-households was more prevalent than among owner-households with 1,849 (21.4 percent) of the City's renter-households living in overcrowded conditions, compared to 969 (6.3 percent) of the City's owner-households. County-wide, 10.1 percent of all households were defined as overcrowded by the census. Figure II-2 shows the location of each of the City's ten census tracts. Table II-5 shows 1990 data on overcrowding by the City's ten census tracts, compared with median income, persons in poverty, and large families.

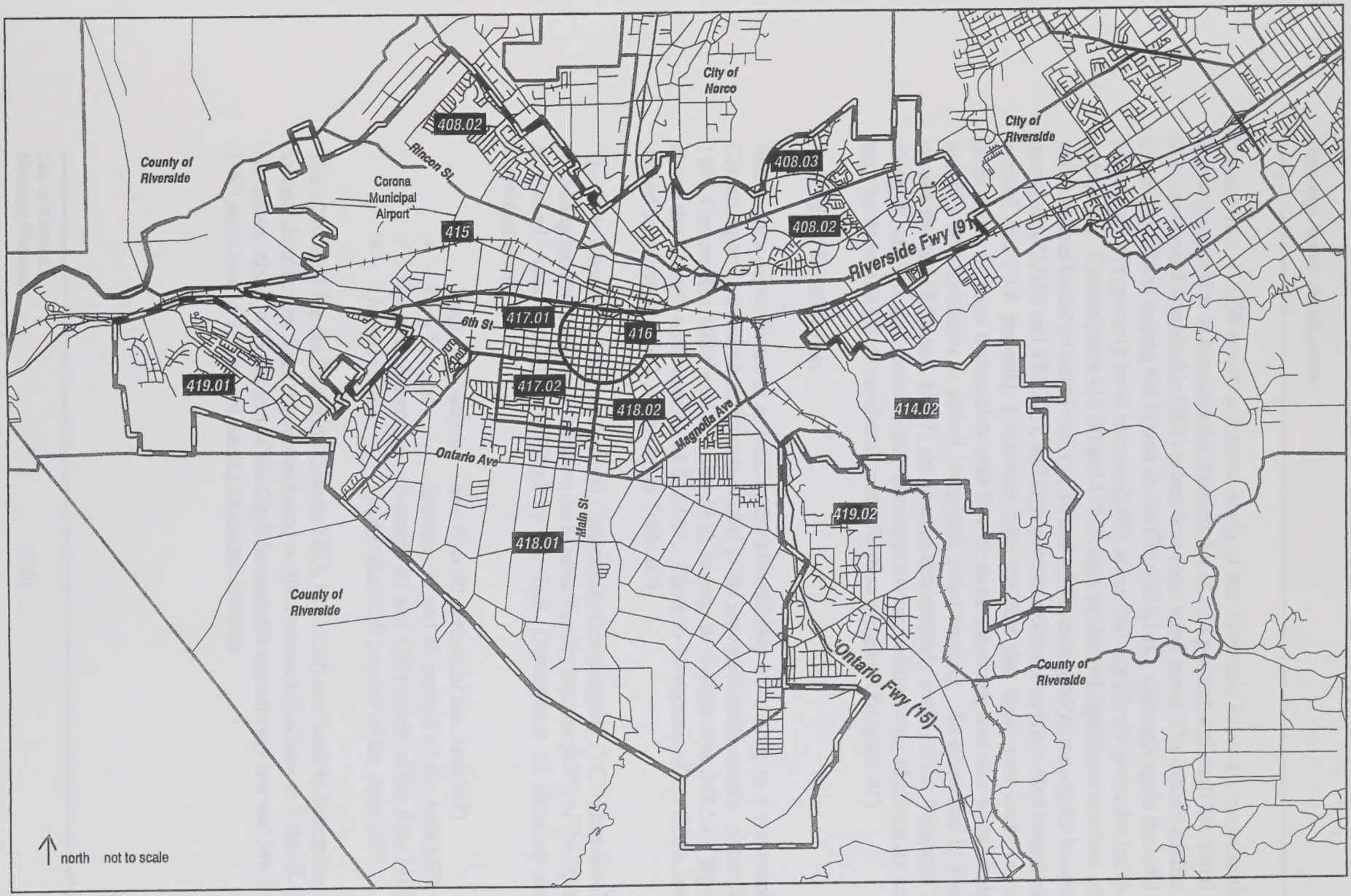
Table II-5
Indicators of Overcrowding by Census Tract Compared with Other Factors

Census Tract	No./Percent Overcrowded Households	Median Income	No. of Persons With Incomes Below Poverty Level(a)	No/% of Large Family Households (b)
408.02	412/7.7%	$50,813	655	881/16.5%
408.03	2/4.3%	$64,963	0	6/12.9%
414.02	282/12.1%	$46,786	28	56/2.4%
415.00	201/37.8%	$24,148	248	184/34.6%
416.00	513/28.9%	$22,096	1,536	459/25.9%
417.01	722/29.8%	$24,325	1,842	547/22.6%
417.02	122/9.7%	$42,888	198	288/22.9%
418.01	229/4.6%	$51,724	516	823/16.5%
418.02	222/8.7%	$44,803	657	458/17.9%
419.01	359/7.6%	$48,435	598	729/15.4%
City Total	3,064/12.8%	$43,555	6,278	4,431/18.5%

Source: 1990 U.S. Census

(a) The poverty threshold as defined by the 1990 Census varies depending on household size. The poverty threshold for a family of four was $12,674.

(b) A large family household is one with five or more members.



City Boundary

Census Tract Boundary

416 Census Tract Number

SOURCE: 1990 Census

Figure II-2
Census Tract Boundaries

Corona Housing Element

Census tract 415.00 which is located north of the Riverside Freeway, contains the City's highest *proportion* of overcrowded households at 37.8 percent, although the actual *number* of overcrowded households (201) is less than most other tracts. The overall median income in tract 415.00 is among the lowest in the City ($24,148), although again the total number of persons with poverty level income (248), is not that significant given the tract's smaller population. Census tracts 416.00 and 417.01 both evidenced significant numbers of persons with incomes below poverty level, (1,536 and 1,842 respectively), among the lowest median incomes ($22,096 and $24,325), and high concentrations of overcrowded households (28.9 percent and 29.8 percent). Combined with the fact that these two tracts contain high proportions of large households with five or more members, this data would indicate the inability of households to afford adequately sized housing. As illustrated in Figure II-2, census tracts 416.00 and 417.01 are located immediately south of the Riverside Freeway along W. 6th Street. In order to help eliminate overcrowding, room additions are an eligible activity under the City's residential rehabilitation program (Program #1).

3. Income Distribution

Income is a major factor in evaluating the affordability of housing in a community. The Census reports on household income earned in the year prior to the census. According to the 1990 Census, the 1989 median household income in Corona was $43,555, significantly above the County-wide median of $33,081. Close to 12 percent of the City's households earned less than $15,000, as shown in Table II-6.

The State Department of Housing and Community Development (HCD) has developed the following income categories based on the Median Family Income (MFI) of the Metropolitan Statistical Area (MSA) established by the U.S. Department of Housing and Urban Development (HUD):

- Very Low Income - less than 50 percent of the Area MFI
- Low Income - between 51 and 80 percent of the Area MFI
- Moderate Income - between 81 and 120 percent of the Area MFI
- Upper Income - greater than 120 percent of the Area MFI

The 1989 MFI for the Riverside County MSA ($32,200) was used to determine the City's income distribution from the census based on the income definitions in Table II-6 and II-7. As shown, close to 25 percent of the City's households earned very low and low incomes in 1989 and close to 18 percent earned moderate incomes.

Table II-6
1989 Household Income Distribution

	Income Level	Number of Households	% of Total
Very Low	Less than $5,000	635	2.7%
	$5,000 to $9,999	1,130	4.7%
	$10,000 to $12,499	536	2.2%
	$12,500 to $14,999	497	2.1%
	$15,000 - $17,499	826	3.5%
Low	$17,500 to $19,999	493	2.1%
	$20,000 to $22,499	843	3.5%
	$22,500 to $24,999	697	2.9%
	$25,000 to $27,499	777	3.3%
	$27,500 to $29,999	658	2.8%
	$30,000 to $32,499	933	3.9%
Moderate	$32,500 to $34,999	755	3.2%
	$35,000 to $37,499	970	4.1%
	$37,500 to $39,999	906	3.8%
	$40,000 to $42,499	996	4.2%
	$42,500 to $44,999	691	2.9%
Upper	$45,000 to $47,499	927	3.9%
	$47,500 to $49,999	681	2.9%
	$50,000 to $54,999	1,779	7.4%
	$55,000 to $59,999	1,424	6.0%
	$60,000 to $74,999	3,133	13.1%
	$75,000 to $99,999	2,383	10.0%
	$100,000 to $124,999	664	2.8%
	$125,000 to $149,999	256	1.1%
	$150,000 or more	297	1.2%
	Total	23,887	100.0%

Source: 1990 U.S. Census Sample Tape File 3 (5percent sample) income distribution extrapolated for Summary Tape File 1 (100 percent) total number of households.

Table II-7
HUD Income Groups - 1989

Income Group	Number of Households	Percent of Total	Riverside County Percent
Very Low-Income	3,161	13.2%	25.0%
Low-Income	2,732	11.4%	24.2%
Moderate-Income	4,270	17.9%	16.4%
Upper-Income	13,724	57.5%	34.4%
Total	23,887	100.0%	100.0%

Source: 1990 U.S. Census income distribution interpolated based on HUD income limit for 1989.

4. Housing Affordability and Overpayment

State and Federal standards specify that a household overpays for its housing costs if it spends more than 30 percent of its gross income on housing. A household that is spending more than it can afford for housing has less money available for other necessities and emergency expenditures. Lower income households overpaying for housing are more likely to be at risk of becoming homeless than other households. Typically, renter-households overpay for their housing costs more often than owner-households. Because renter-households tend to be lower income than homeowners, overpayment affects renter-households disproportionately. In addition, overpayment by owners is considered less serious than by renters because they have more options than renters, and are therefore less likely to become homeless. That is, owners are building equity, and have the option of selling the home and possibly obtaining less expensive housing, refinancing, or using the equity in the home to obtain a loan.

According to the 1990 Census, there were 23,920 households in Corona; 15,294 (64 percent) were owner-households and 8,626 (36 percent) were renter-households. As indicated in Table II-8, the number of households overpaying decreases markedly as household income increases. Housing needs are highly concentrated among very low- and low-income renter households, while most moderate and upper income renter and owner households live in affordable and adequate housing. Approximately 87 percent of renters with small families and 89 percent of renters with large families earning less than 30 percent of the mean family income pay over 30 percent on rent.

Table II-8
Housing Overpayment by Household Type, Income and Housing Problem

Household by Type, Income, & Housing Problem	Renters					Owners			Total Households
	Elderly 1 & 2 Member Households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly	All Other Owners	Total Owners	
1. Very Low Income (0 to 50% MFI)	508	770	492	453	2,232	487	497	982	3,214
0 to 30% MFI	378	345	229	258	1,210	239	229	466	1,676
% With Any Housing Problems	75%	95%	97%	62%	82%	59%	66%	63%	77%
% Cost Burden > 30%	75%	87%	89%	57%	77%	59%	65%	62%	73%
% Cost Burden > 50%	66%	83%	84%	46%	70%	36%	56%	46%	63%
31 to 50% MFI	130	425	263	195	1,022	248	268	516	1,538
% With Any Housing Problems	85%	96%	100%	96%	95%	48%	85%	67%	86%
% Cost Burden > 30%	85%	93%	70%	96%	67%	48%	77%	63%	65%
% Cost Burden > 50%	55%	56%	13%	70%	47%	20%	54%	38%	44%
2. Low-Income (51 to 80%MFI)	84	722	457	306	1,589	431	1,000	1,431	3,020
% With Any Housing Problems	65%	77%	95%	79%	80%	35%	75%	63%	72%
% Cost Burden > 30%	65%	65%	52%	76%	63%	35%	68%	58%	61%
% Cost Burden > 50%	23%	14%	6%	26%	14%	12%	48%	37%	25%
3. Moderate Income (81-95% MFI)	21	571	163	169	924	130	640	770	1,694
% With Any Housing Problems	29%	56%	77%	52%	58%	18%	67%	59%	59%
% Cost Burden > 30%	29%	43%	28%	47%	41%	18%	59%	52%	46%
% Cost Burden > 50%	0%	3%	6%	4%	3%	0%	26%	22%	12%
4. Total Households	779	4,202	1,604	1,926	8,511	1,975	13,401	15,376	23,887
% With Any Housing Problems	63%	47%	83%	43%	54%	26%	45%	43%	47%

Source: 1990 CHAS Data Book
[1] Housing Problem = (affordability, overcrowding, or physical inadequacy)

According to the Census, an estimated 9,137 Corona households were spending more than 30 percent of their income on housing. Forty percent of those households were renters, and represent nearly 42 percent of the total renter-households in Corona. These statistics on overpayment among the renter population indicate a need for more affordable rental housing in Corona, and/or rent subsidies for low-income households. This extent of overpayment may also contribute to the unit overcrowding previously described. That is, adequately sized housing may be available, but households may not be able to afford it and are instead squeezing more than one household into a unit. Figure II-3 depicts the Low and Moderate income concentrations in the City.

5. Special Needs Groups

Certain segments of the population may have a more difficult time finding decent, affordable housing due to their special circumstances or needs. These "special needs" households include elderly persons, disabled persons, large households, female-headed households, farmworkers, and the homeless. Table II-9 summarizes the special needs groups within the City.

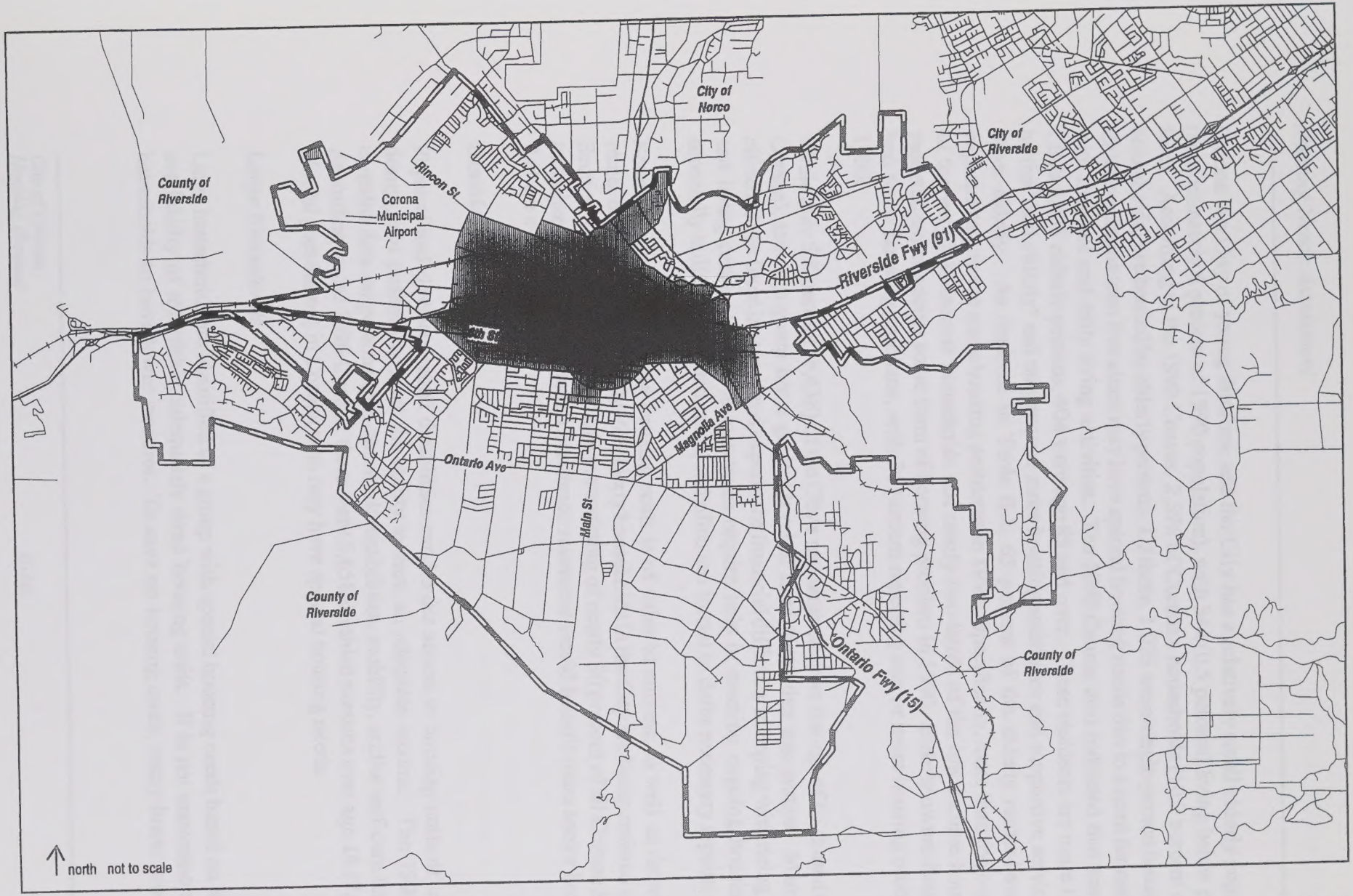
Table II-9
Summary of Special Housing Needs

Special Needs Groups	Number of Households/Persons	Percent of Total Households/Persons
Households with Members Age 65+	3,246	13.6%
Elderly-Headed Households	2,596	10.9%
Elder Living Alone	1,025	4.3%
Disabled Persons	5,658	7.4%
Large Households	4,431	18.5%
Female-Headed Households	2,188	9.2%
with Children	1,587	6.6%
Farmworkers (persons)	780	2.0

Source: 1990 U.S. Census.

Elderly

Special needs of many households containing older adults over the age of 65 result from their lower, fixed incomes, physical and development disabilities, or dependence needs.



City Boundary

Low and Moderate Income Areas

Low and Moderate Income Concentration is defined as any census block with more than 51% low and moderate income population.

SOURCE: 1990 Census

Figure II-3
Low and Moderate Income Areas

Corona Housing Element

Corona is a City of young families, and the City has a relatively small elderly population (approximately 6 percent of 1990 population), with 344 (0.5 percent) living below poverty level. According to the 1990 Census, 2,596 of Corona's households (10.9 percent of total households) are headed by elderly persons. Of these, 1,025 were single-person households. Elderly persons who live alone may have special housing needs due to a need for assistance with finances and daily living activities. The 1990 Census also indicated that among the City's 4,438 elderly persons, 404 were age 85 and over. These residents are more likely to be the "frail elderly" and may require more housing assistance and supportive services than other elderly. As depicted in Table II-8, 63 percent of the elderly renter-households experienced one or more housing problems in 1990. Specifically, more than three-quarters of the very low income households and nearly two-thirds of the low income households reported experiencing some form of housing problem in 1990. Elderly owner-households had fewer housing problems, with 26 percent reporting one or more housing problems in 1990.

While only 5.8 percent (4,438) of the City's residents are over the age of 65 (based on 1990 Census), this age group has a greater level of need than other age groups. Many senior citizens have fixed incomes and experience financial difficulty in coping with rising housing and living costs. Elderly homeowners require help in meeting ongoing housing costs, especially utility and related costs, and often are forced to defer necessary repairs.

Rental assistance to reduce housing costs is of value to current, as well as future senior, renter households. Currently, 63 elderly households in the City are being assisted under the Section 8 rental assistance program, consisting of nearly 30 percent of all Corona Section 8 participants. Additional rental assistance resources would benefit more senior households that are overpaying.

Disabled

Physical and developmental disabilities can hinder access to housing units of traditional design, and potentially limit the ability to earn an adequate income. The 1990 Census contains data on persons who had work disabilities, mobility, and/or self-care limitations. According to the 1990 Census, there were 5,658 disabled persons over age 16 (7.4 percent of total population) in Corona who may have special housing needs.

Large Households

Large households are identified as a group with special housing needs based on the limited availability of affordable, adequately sized housing units. It is not uncommon for large households to have lower incomes. To save on housing costs, many lower income large

households resort to residing in smaller units, frequently resulting in overcrowded living conditions.

The 1990 Census reported 4,435 households in Corona with five or more members, representing 18.5 percent of the total households, with 1,604 of these households being family renters. Based on the Census special tabulations for HUD, 492 of these large family renters are Very Low Income, and 457 are Low Income.

While the Census reported 949 lower income large family renters, only 488 rental units in the City had three or more bedrooms and were available at rates affordable to the City's lower income households. With their limited incomes and a shortage of adequately-sized affordable rental housing in the market, many lower income large families either have to double-up and live in overcrowded units to save on housing cost, overpay for housing, or settle for housing of lesser quality. As depicted in Table II-8, 83 percent of the 1,604 large family renters experienced one or more housing problems in 1990. Specifically, almost all Very Low Income large family renters and 95 percent of the Low Income family renters in Corona were reported to experience some form of housing problems in 1990.

Often, large families have several dependent children and need a location close to day care centers and schools. Additionally, a higher than average portion are paying more than 30 percent of their incomes for rent.

Female-Headed Households

Single-parent households require special consideration and assistance because of their greater need for affordable and accessible day care, health care, and other supportive services. Female headed households with children in particular tend to have lower incomes than other types of households, which limits their housing options and access to supportive services. In 1990, the Census reported 2,188 female-headed households in Corona; 1,587 of these households had children. Of the 2,188 female-headed households, approximately 20 percent were defined as living in poverty. Among the 1,587 female-headed households with children, approximately 25 percent were living in poverty. These households need assistance with housing subsidies, as well as accessible and affordable day care and other supportive services.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farmworkers have special housing needs because they earn lower incomes than many other workers and move throughout the season from one harvest to the next.

According to the 1990 Census, 780 Corona residents were employed in farming, fishing, and forestry, representing approximately two percent of the City's labor force.

Homeless

Throughout the county, homelessness has become an increasing problem. Factors contributing to the rise in the number of homeless people include a general lack of housing affordable to lower income persons, reductions in public subsidies to the poor, and the de-institutionalization of the mentally ill.

The 1990 Census data on the homeless reported 65 homeless persons in Corona as depicted in Table II-10. However, it has been widely acknowledged that the methodology used in the Census for estimating the number of homeless was ineffective in systematically identifying and quantifying the numbers of homeless persons, which resulted in a substantial undercount.

The 1990 Census identified 56 persons in emergency shelters in Corona including 5 children under age 17, and 51 adults aged 18 and older. Another 9 persons were visible in street locations. The Census count is not and was never intended to be a complete count of the total population of homeless persons. Local agencies providing service to the homeless and the Corona Police Department were contacted in the Year 2000 regarding a more recent estimate of the homeless population in the City. However, no agency was able to provide a more recent estimate. It should be noted that in 1993, the City assisted financially in the conversion of an existing building to an emergency/transitional shelter. This facility (Circle of Hope) provides shelter for nearly 60 people a night and serves food to 325 people each day. Therefore, the City's homeless population probably is somewhat larger than the 65 persons identified in the 1990 Census; although the total number of homeless is unknown.

Table II-10
Estimate of Homeless Persons March 20, 1990

Location	0-5 Years	6-12 Years	13-17 Years	18 & Over	Total
Emergency Shelters	4	1	0	51	56
Visible in Street Locations	0	0	0	9	9
Totals	4	1	0	60	65

Source: 1990 U.S. Census, HUD CHAS Databook, Table 10

The Settlement House, located in the City of Corona, provides emergency food, clothing and utility vouchers, as well as partial payment of rent for those who are unable to make their rent payments and face eviction and possible homelessness. Additionally, there are four area agencies that are available to Corona residents for homeless services. The agencies that provide services to the homeless in Corona are:

- Shelter for the Homeless (Riverside Men's Shelter)
- Genesis (Lutheran Social Services)
- RCCADV (Alternatives to Domestic Violence)
- I Care

Needs of Sub-populations: Sub-populations of the homeless include those with mental disabilities and substance abuse problems, persons with AIDS, veterans, the unemployed and very low income families. Each of these sub-populations have different needs including substance abuse recovery, mental treatment, medical treatment and job training and placement. Table II-11 identifies programs available to assist the needs of sub-populations.

Table II-11
Homeless Assistance Programs

Subpopulation	Service Providers
Severely Mentally Ill	Charter Behavioral Health System of the Inland Empire Psychiatric Corporation of America Avalon Treatment Program MFI Recovery Center
Alcohol/ Drug Dependent	ACE Program Act Family Treatment Program Charter Behavioral Health System of the Inland Empire Serenity Club of Corona
Domestic Violence	RCCADV (Riverside County Center for Alternatives to Domestic Violence) I Care American Red Cross Catholic Charities Option House
Persons With AIDS/HIV	Inland AIDS Project (Eastern County) Desert AIDS Project (Western County)

Source: City of Corona, 2000.

C. HOUSING STOCK CHARACTERISTICS

1. Housing Growth

Between 1980 and 1990, the City's housing stock grew by over 111 percent from 12,530 units in 1980 to 26,538 units in 1990, and grew by approximately 43 percent from 26,538 units in 1990 to 38,012 in 1999. This growth was significantly higher than the rate experienced by both the City of Riverside and the County of Riverside. (Table II-12).

As shown earlier in Table II-1, Corona's population grew by over 100 percent between 1980 and 1990, and over 54 percent between 1990 and 1999. This shows that the population between 1990 and 1999 grew faster than the number of housing units. Between 1999 and 2005, the population is anticipated to increase by only approximately 2 percent; while the number of housing units is anticipated to grow by approximately 43 percent.

Table II-12
Housing Growth Trends
Corona and Surrounding Communities

Jurisdiction	Housing Units			Change 1980-1990	Change 1990-1999
	1980	1990	1999		
Corona	12,530	26,538	38,012	+111.8%	+43.2%
City of Riverside	64,299	80,240	85,544	+24.8%	+6.6%
County of Riverside	295,043	483,847	569,287	+64.0%	+17.7%

Sources: 1980 and 1990 U.S. Census and State Department of Finance, Housing Estimates for January 1999.

2. Housing Type and Tenure

Table II-13 provides the mixture of the City's housing stock in 1980,1990 and 1999 by unit type. As shown, the percentage of single-family (attached and detached) homes decreased, while the percentage of multiple-family increased between 1980 and 1990. The unit mix in Corona maintained relatively stable between 1990 and 1999. Nevertheless, single-family homes still comprise about 70 percent of the housing stock.

The proportion of owner-occupied households in Corona declined by 3.4 percent between 1980 and 1990 which is approximately 3.5 percentage points lower than in the County. In 1990, close to 64 percent of the City's households were owner-occupants, compared to the Countywide average of 67 percent.

In 1990 Corona had a relatively high vacancy rate of 9.9 percent, more than double the 1980 rate of 4.5 percent. The vacancy rate was highest for rental units at 12.1 percent, but also relatively high for homeowners at 5.8 percent (The "Ideal" vacancy rate for mobility is 2 percent for owner units, and 5 percent for renter units. According to Department of Finance estimates, the City continued with a high vacancy rate of 7.9 percent for 1999. This is consistent with the New Home Sales Survey which showed that developers were building homes in distinct phases and maintaining an inventory).

Table II-13
Housing Unit Mix

Housing Type	1980		1990		1999	
	Number	% of Total	Number	% of Total	Number	% of Total
Total Units	12,530	100.0%	26,538	100.0%	38,012	100.0%
Single-Family (Attached & Detached)	9,515	75.9%	17,876	67.4%	26,490	69.7%
Multiple-Family	2,427	19.4%	7,241	27.3%	10,238	26.9%
Mobile Homes/Other	588	4.7%	1,421 [(a)]	5.4%	1,284 [(b)]	3.4%
Total Occupied	11,964	100.0%	23,920	100.0%	N/A	N/A
Owner-Occupied	8,052	67.3%	15,294	63.9%		
Renter-Occupied	3,912	32.7%	8,626	36.1%		
Vacancy Rate		4.5%		9.9%		7.9%

Sources:
1980 and 1990 U.S. Census and State Department of Finance, Housing Estimates for January 1999.
Notes:
(a) Mobile homes - 909; Other-502.
(b) The difference between 1990 and 1999 for mobile homes/other does not reflect a decline in mobile homes, rather it is due to the inclusion in the 1990 Census of "other" units - RV's, trailers, railroad cars, etc., whereas DOF figures do not include such "other" uses in count of mobile homes.

The question arises as to whether local levels of housing is keeping pace with the overall demand. Table II-14 illustrates this analysis for the City of Corona as derived from the City's Consolidated Plan. If the ratio of housing unit change to household change is greater than 1.0, the housing stock has increased by more than one unit per new household. Conversely, if the ratio is less than 1.0, housing stock growth has fallen short of household growth. As shown, the housing unit growth-to-household growth ratio is 1.03. This ratio, together with the high vacancy rates in 1990 and 1999, may suggest that Corona's housing stock is expanding in pace with the growth in demand.

Table II-14
Housing Unit Growth-to-Household Growth Ratio: 1992-1999

	Change in 1992-1999		
	Housing Unit Growth	Household Growth	Units/Household Ratio
Corona	11,532	11,150	1.03

Source: 1990 U.S. Census.

3. Age and Condition of Housing Stock

Table II-15 shows the age of the housing units in Corona. In general, housing over 30 years old usually is in need of some major rehabilitation, such as a new roof, foundation work, plumbing, etc. In the absence of such improvements, units may continue to deteriorate and fail to provide suitable housing for residents. The cost of developing on vacant land is high, and will require other incentives to encourage developers to increase the number of new affordable units. By far, the largest number of affordable, adequate units will be provided through the preservation and maintenance of the City's existing housing stock. As indicated in Table II-15, approximately 20 percent of the City's housing units were built prior to 1970, making most of these units over 30 years old.

Table II-15
Age of Housing Stock

Year Unit Built	# of Units	% of Total
1939 or earlier	835	2.2
1940 to 1949	804	2.1
1950 to 1959	1,869	4.9
1960 to 1969	3,902	10.3
1970 to 1979	4,909	12.9
1980 to March 1990	14,219	37.4
March 1990-1999	11,474	30.2
Total	38,012	100.0%

Source: 1990 U.S. Census, State Department of Finance, Housing Estimates for January 1999.

In 1990, the Planning Department conducted a study of the existing housing conditions within the oldest residential area of the City, the "Grand Boulevard Circle Area". This survey revealed approximately 14 percent of the structures were in substandard condition. Approximately 20 percent of all the substandard units were vacant.

Windshield Survey

In 1996 a targeted windshield survey of seven areas previously characterized as areas of significant housing deterioration was conducted. The primary purpose of the targeted survey was to identify specific multi-family developments within these areas with the greatest need for acquisition or rehabilitation and preservation for affordable housing. Figure II-4 depicts the areas surveyed as part of this effort. Target areas for the survey were identified based on visual observation, age of housing stock and 1990 household incomes.

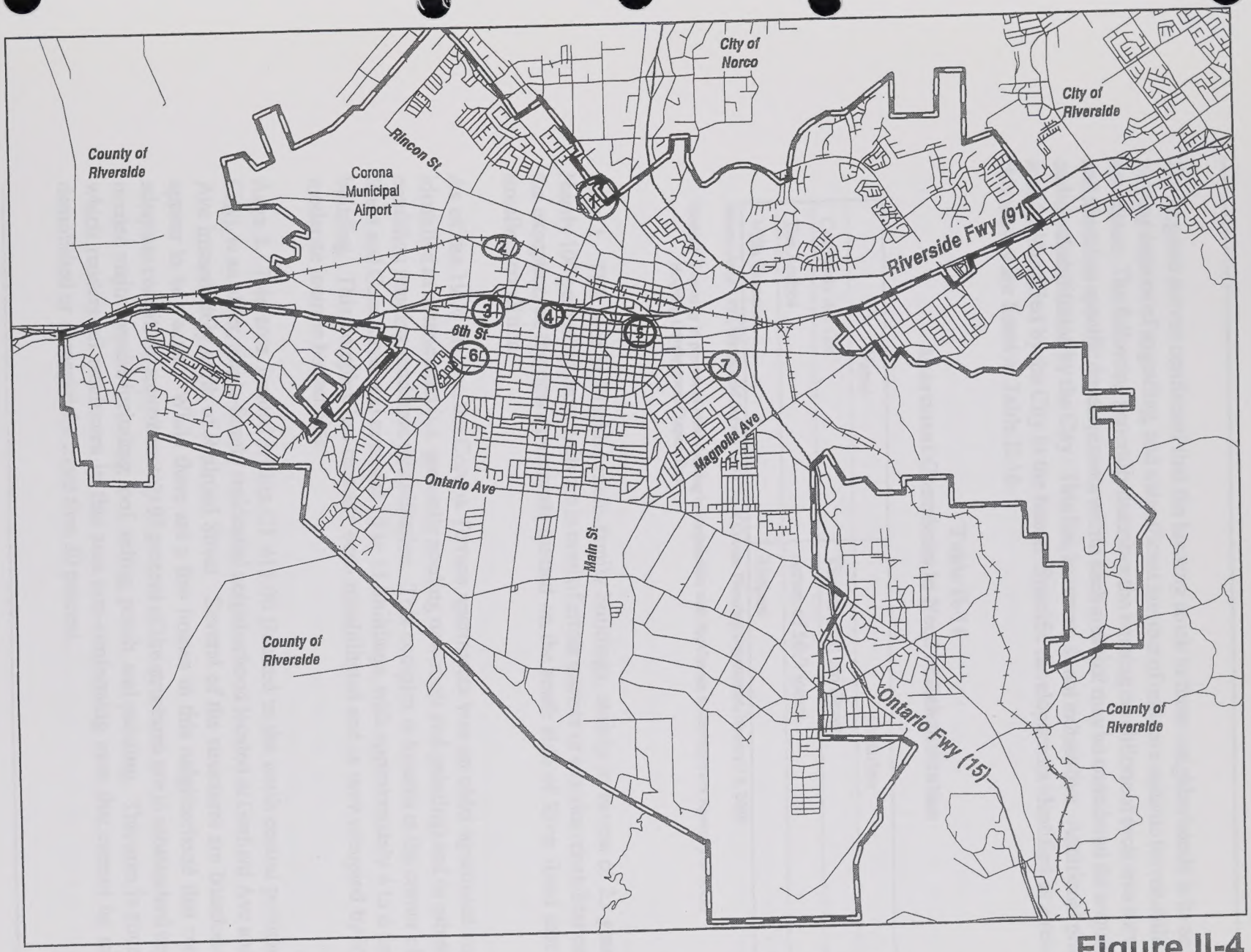
The windshield survey of these seven areas was based on exterior evaluation of both single and multi-family dwellings. Each structure received a rating of "adequate condition", "substandard condition, suitable for rehabilitation", and "substandard condition, not suitable for rehabilitation."

Rating:

Adequate Condition: Structure in good condition, with no outwardly apparent signs of decay or structure generally sound but in need of relatively minor rehabilitation improvements to correct deficiencies such as: a) patched, loose or missing roof material; b) paint cracking or peeling; c) broken or missing windows/screens; d) wood trim or siding worn, weathered or broken; e) porches and/or steps missing; f) loose or worn wiring.

Substandard Condition, Suitable for Rehabilitation: Structure contains one or more structural deficiencies such as: a) loose protective surface; b) settled porch or roof; c) weakened structure or inadequate building foundation.

Substandard Condition, Not Suitable for Rehabilitation: Structure contains major structural deficiencies which would cost greater than 50 percent of the structure's value to repair.



north not to scale

City Boundary

Areas containing multi-family residential structures suitable for rehabilitation

Figure II-4
Multi-Family Housing Conditions Survey

SOURCE: Windsheild survey, CBA, April 1996.

The targeted survey confirmed that the housing stock in these neighborhoods is in need of varying degrees of upgrading, and a significant number of units are suitable for rehabilitation assistance. The following generally describes the housing conditions of each area surveyed, and identifies specific developments within each area that may be considered for acquisition and/or rehabilitation by the City. This list, however, is not exhaustive. Additional projects may be identified by the City in the future. Specific developments identified as a result of this survey are listed in Table II-16.

Table II-16
Apartment Complexes in Need of Rehabilitation

Name	Location
Coronado del Oro[1]	Vicentia and 3rd Street
The Arches	corner of 5th/Victoria
Villa Terrace	Rimpau

Source: April 1996 Windshield Survey and City of Corona Planning Department, January 13, 2000.

Notes: 1 Currently in process of rehabilitating in conjunction with the Corona Redevelopment Agency and SoCal Housing Development Corporation.

Area 1. This area is all older multi-family buildings, mainly in excess of 25 years old. Nearly 100 percent of these units are in need of either interior or exterior rehabilitation, with the exception of the new apartments located on the south side of River Road that are in excellent condition.

As of the 1996 survey, the Corona Terrace apartments was an older apartment complex identified as deteriorated (i.e. generally needing new roofs and painting) and in substandard condition needing moderate rehabilitation. This complex is located at the corner of River Road and Cota Street and contains 10 to 15 buildings, with approximately 4 to 6 units per building. This complex has recently been rehabilitated and is now occupied by low and moderate income households.

Area 2. This area, located within CT 415.00 (located in the north central portion of the City), is an older, single-family residential neighborhood located at Garfield Ave and Grant Ave immediately north of Railroad Street. Several of the structures are boarded-up and appear to be vacant. While there are a few homes in this neighborhood that remain in adequate condition, approximately 95 percent of the structures are in substandard condition needed major repairs including roof, siding, porch, and painting. This area is zoned M-1, which renders all residences in this area non-conforming uses that cannot be rebuilt if demolished or damaged for more than 50 percent.

Area 3. Area 3, located within CT 417.01 (located in downtown area along 6th street), is comprised of the Corona del Rey (formerly, Corona West Apartment) complex. This large complex/neighborhood was is in substandard condition; however, it was recently substantially rehabilitated by the City's Redevelopment Agency and a non-profit developer, Southern California Housing Development Corporation (SoCal Housing). As a result of these rehabilitation efforts, only approximately 10 percent of the multi-family units and 25 percent of the single-family units are still in need of rehabilitation.

Area 4. Area 4, located within CT 417.01, contains a mix of single-family residential, multi-family, and public service (i.e. City corporation yard) land uses. The Buena Vista Apartments are in good condition. A large complex (Corona del Oro) located at the corner of Vicentia and 3rd Street is in substandard condition, with boarded-up units, and in need of major repairs. The Corona Redevelopment Agency has entered into an agreement with SoCal Housing for the substantial redevelopment of this project and rehabilitation is currently under way. The remaining multi-family units are in good condition or have undergone rehabilitation recently and therefore, not in need of rehabilitation at this time. However, approximately 65 percent of the single-family homes in this area are in need of rehabilitation.

Area 5. Area 5, located in CT 416.00 (located in downtown circle area), is characterized by primarily single-family residences, with smaller (i.e 4-6 unit) apartment complexes, and several hotels (Corona Inn, Flamingo Arrow, Crown Desert Inn, Motel 7) that offer weekly rates. Approximately 65 percent of the multi-family and 75 percent of the single-family units are in need of rehabilitation in this area.

Area 6. Area 6, located within CT 417.01, contains a range of apartment complexes, of varying size, age and condition. Two apartment complexes, the Royal Palms and Westwood appear to be in need of some repair; however these complexes also appear to be transitioning into worsened conditions, and continued deferred maintenance will result in a number of substandard units. Two other complexes in this area were identified as being in substandard condition and in need of rehabilitation. These two complexes were demolished in 1999 and will soon be replaced by new housing to be constructed by Habitat for Humanity. Additionally, the apartments at 777 Sherman have recently been demolished. Overall, approximately 35 percent of the multi-family units and 45 percent of the single-fammily units are in need of some rehabilitation. This includes the mobile home park on the southwest corner of Norder and Tenth Streets.

Area 7. Area 7, located within CT 418.02 (located on the south side of Sixth Street between Circle City Drive and Kellogg and Garretson Streets) contains several older apartment complexes including Villa de Corona which is in good condition, The Palms - 815 Rimpau which is in fair condition and in need of some repair, the Villa Terrace which is in

substandard condition, the Chateau Heights fair condition, and Jasmine Springs which is a new, large, gated project in good condition. Overall, approximately 70 percent of the multi-family and 80 percent of the single-family units are in need of rehabilitation.

Based on the results of this survey, the City estimates that approximately 2,250 units are in need of rehabilitation, 1,200 units of which are in substandard condition. The City works diligently toward improving the housing conditions in these neighborhoods by providing financial assistance and encouraging the private investment of property owners. Specifically, the City used redevelopment set-aside funds to achieve rehabilitation of 232 low and moderate income units between 1996 and 1998. A tax exempt bond was also issued by the Agency to acquire and rehabilitate the 160-unit Corona Del Rey. In the upcoming five years, the City will continue its efforts with improving the existing housing stock and neighborhood conditions through Program 1 (Owner-Occupied Housing Rehabilitation), Program 8 (Neighborhood Improvements), Program 10 (Multi-Family Acquisition and Rehabilitation), and Program 17 (Multi-Family Mortgage Revenue Bonds).

4. Housing Costs

Housing Sales Prices

The 1990 census documents a median housing unit value of $186,300 in Corona, considerably higher than the countywide median of $139,100. Updated information on housing sales prices was obtained from the Los Angeles Times "Timesline" which indicated that the median sales price for existing single-family homes for July 1999 was $177,000, an increase of 12.4 percent from the median sales price for single-family homes for June 1998. The median sales price for condominiums was $98,500, with a significant increase of approximately 61 percent from the median sales price of $61,000 in June 1998. Table II-17 depicts the median sales prices for single-family homes and condominiums for Corona and surrounding communities for July 1999. As depicted in Table II-17 single-family housing sales prices in Corona during July 1999 were higher than other nearby communities, with the exception of Norco. Table II-18 depicts residential sales activity in Corona during January 1998 and September 1999. The data was compiled through all recorded housing sales between January 1998 and September 1999. The data includes all types of new and existing homes, distinguishing between homes and condominiums.

Table II-17
Median Sales Prices: July 1999
City of Corona and Surrounding Areas

Jurisdiction	Median Price of Homes Sold		Number of Units Sold	
	Single-Family	Condominiums	Single-Family	Condominiums
Corona	$177,000	$98,500	80	4
Norco	$181,000	N/A	6	N/A
Riverside	$124,000	N/A	7	N/A
La Sierra	$159,000	N/A	5	N/A

Source: Los Angeles Times, TimesLine, Southern California Real Estate Line, Compiled by Data Quick Services, September 1999.

Table II-18
Residential Sales Activity in Corona
January 1998 - September 1999

Unit Type	Median	Average	Range	# Sold	% of Total
Single Family					
1 bedroom	$74,000	$67,833	$42,000 to $90,000	6	0.3%
2 bedroom	$105,000	$118,555	$45,000 to $550,000	103	4.9%
3 bedroom	$149,500	$153,140	$55,500 to $600,000	956	45.6%
4 bedroom	$180,000	$184,486	$63,000 to $525,000	940	44.8%
5 bedroom	$225,000	$232,976	$70,000 to $995,000	91	4.3%
TOTAL		$168,720	$42,000 to $995,000	2,096	100.0%
Condominium					
1 bedroom	$58,000	$54,400	$45,000 $105,000	5	2.8%
2 bedroom	$88,500	$87,353	$49,000 $218,000	95	53.7%
3 bedroom	$126,000	$128,500	$68,000 $170,000	75	42.4%
4 bedroom	$158,750	$158,750	$147,000 $170,500	2	1.1%
TOTAL		$104,664	$45,000 $170,500	177	100.0%

Source: Existing and New Housing Sales, Random Sample January 1998- September 1999 (Dataquick Information Systems Report).

Housing Rents

Listings in the Press-Enterprise newspaper for available rental housing in Corona were researched during August and September 1999. Table II-19 lists the median and average rents for rental housing by number of bedrooms.

Housing Affordability

The costs of home ownership and renting can be compared to a household's ability to pay for housing, based on the 1999 HUD Area Median Income of $47,200 for Riverside County. Table II-20 illustrates maximum affordable mortgage payments and rents for three-person and five-person households in Riverside County.

For homeownership, Table II-20 assumes a 30-year mortgage at 7 ½ percent interest and a 10 percent downpayment. A comparison of this table with previous Tables II-18 and II-19 (for units of two bedrooms and above) shows that mortgage payments for available ownership housing in Corona are usually beyond the financial reach of most very low-income households. However, some low income households should be able to afford the lower end of the smaller (three-bedroom) units. Similarly, rental options available to very low income households are limited. Some two- and three-bedroom units are affordable to low income households.

Table II-19
Median and Average Rents by Number of Bedrooms: 1999

Number of Bedrooms	Number Listed	Median Rent	Average Rent	Rent Range
Studio	2	$378	$378	$360-$395
1	20	$498	$510	$350-$675
2	47	$650	$681	$375-$1,100
3	21	$1,150	$1,083	$550-$1,450
4	5	$1,125	$1,200	$1,050-$1,350
Totals	95	$675	$754	$360-$395

Source: The Press-Enterprise 8/14/99-9/9/99.

Table II-20
Maximum Affordable Housing Costs: 1999
Riverside County

	Median Income	Affordable Cost	Utilities/ Other Costs	Maximum Monthly Rent	Maximum Purchase Price
Very Low Income (0-50% MFI)					
Small Family (3 persons)	$21,250	$531	($100)	$431	$68,500
Small Family (4 persons)	$23,600	$590	($100)	$490	$77,900
Large Family (5 persons)	$25,500	$638	($100)	$538	$85,500
Low Income (51-80% MFI)					
Small Family (3 persons)	$34,000	$850	($150)	$700	$111,200
Small Family (4 persons)	$37,750	$944	($150)	$794	$126,200
Large Family (5 persons)	$40,800	$1,020	($150)	$870	$138,300
Moderate Income (81-120% MFI)					
Small Family (3 persons)	$51,000	$1,275	($200)	$1,075	$170,800
Small Family (4 persons)	$56,650	$1,416	($200)	$1,216	$193,200
Large Family (5 persons)	$61,200	$1,530	($200)	$1,330	$211,300

Note: Income limits based on 1999 HUD Area Median Income of $47,200 for Riverside County. Maximum affordable purchase price based on 10% downpayment, 30 year mortgage at 7 ½% interest.

5. Assisted Housing at Risk of Conversion

State law requires the City to identify, analyze and propose programs to preserve housing units that are currently restricted to low-income housing use and that will become unrestricted and possibly be lost as low-income housing (i.e. "units at risk" or "at-risk units"). State law requires the following:

- An inventory of restricted low-income housing projects in the City and their potential for conversion;
- An analysis of the costs of preserving and/or replacing the units "at risk" and a comparison of these costs;
- An analysis of the organizational and financial resources available for preserving and/or replacing the units "at risk"; and
- Programs for preserving the "at risk" units.

The following discussion pertains to the potential conversion of currently assisted housing units into market rate housing between July 1, 2000 to June 30, 2010.

Inventory of Assisted Housing Units in Corona

All multi-family rental units assisted under federal, State, and/or local programs, including HUD programs, State and local bond programs, redevelopment programs and local in-lieu fee, inclusionary, density bonus, or direct assistance programs are included. The inventory covers all units that are eligible to change to market rate housing due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions. Table II-21 provides a description of assisted housing developments in Corona.

At-Risk Projects

The planning period for this at risk housing analysis extends from July 1, 2000 through June 30, 2010 for this Housing Element. Staff reviewed the underlying low-income use restrictions of these projects and identified ten assisted projects with 277 units that are at-risk of converting to market rate during this planning period. These projects are listed in Table II-22 with more detailed information.

During this ten-year period, ten projects will be at risk of losing their affordability controls. However, only a portion of these total units are subject to low-income use restrictions.

Combined, a total of 277 assisted units will be at risk between July 2000 and June 2010. (While there are two density bonus projects with use restrictions expiring during this period (i.e., Meadowood and 718 S. Howard), the affordability control on density bonus projects is only for moderate income households. Analysis of the at-risk status of rental housing affordable to moderate income households is not required for the Housing Element.)

The ten housing projects listed in Table II-22 are assisted under the following programs:

HUD Section 202 and HUD Section 8: Two of the ten projects were assisted under the Section 202 - Handicapped and Elderly Housing Program and the Section 8 program. Section 202 provides loans to help build or rehabilitate handicap or elderly units. The maximum period for the loan is 40 years. These HUD Section 202-financed projects also maintain project-based Section 8 contracts. Under the HUD Section 8 program, participating building owners are entitled to receive HUD Fair Market Rents (FMRs) for their units with Section 8 contracts. On the Section 8 units, HUD makes up the difference between 30 percent of a household's monthly income and the FMRs. A total of 110 units are assisted under these programs.

Fee Subsidy: Three of the ten projects received assistance under the City's fee subsidy program. Under this program, a portion of the project units are required to be restricted for low-income use for ten years from the issuance of the Certificate of Occupancy. A total of 49 units are assisted under this program.

HUD Section 241 Equity Loan and 221 (d)(3): Del Vista Village is assisted through the HUD 241 Supplemental Loan for Multifamily Projects and HUD Section 221 (d)(3). Section 241 provides owners of eligible low-income housing with an adequate return on their investment and HUD-insured acquisition financing. Section 221 (d)(3) offers mortgage insurance to finance rental or cooperative multifamily housing for moderate income households or displaced families. A total of 94 units in Del Vista Village are assisted through a combination of these programs.

Mortgage Revenue Bond: The French Quarter, Jasmine Springs, 2209 Buena Vista and Vista de Corona projects are bond-financed projects where the property owner deed-restricted 20 percent of the units as affordable housing to low income households in exchange for preferential financing. Given the improved market conditions, these deed-restricted units most likely can command higher rents in the market than the rents allowed by the deed-restriction. Thus, there is no incentive to maintain these 24 units as affordable housing.

Table II-21
City of Corona Assisted Housing Developments

Project Name	Location	Total Units	Assisted Units			Total Assisted	Expiration Date	Funding
			Low	Sr.	Mod.			
----	555 E. Fifth Street	4	4	No	0	4	9/15/2004	Fee subsidy
----	411 Fuller Street	4	4	No	0	4	11/16/2003	Fee subsidy
----	718 S. Howard Street	7	0	No	2	2	11/2001	Density bonus
Bridges America	935, 945, 950 W. Fifth Street	48	48	No	0	48	2027	Low/Mod funds, Developer funds
Corona Community Towers	910 S. Belle Street	37	36	Yes	0	36	7//5/2003	HUD Section 202/Section 8
Corona Community Villas	2600 S. Main Street	75	74	Yes	0	74	06/2008	HUD Section 8
Crown Pointe	737 Magnolia Avenue	149	41	Yes	37	78	2006	Fee subsidy
Del Vista Village	956 Avenida Del Vista	160	94	No	0	94	5/31/2000	HUD Section 241 loan and HUD Section 221(d)(3) urban renewal
French Quarter	523 W. Seventh Street	14	3	No	0	3	2006	Riverside County Housing Authority (MFRB)
Vintage Terrace Apartments	1910 Fullerton Street	200	200	Yes	0	200	2038	HUD and tax credit

Table II-21
City of Corona Assisted Housing Developments
(cont.)

Project Name	Location	Total Units	Assisted Units			Total Assisted	Expiration Date	Funding
			Low	Sr.	Mod.			
Jasmine Springs	909 Rimpau Avenue	58	12	No	0	12	2006	Riverside County Housing Authority (MFRB)
---	209 Buena Vista	10	2	No	0	2	2007	Riverside County Housing Authority (MFRB)
Villa de Corona	760 Rimpau Avenue	36	7	No	0	7	2007	Riverside County Housing Authority (MFRB)
Corona del Rey	204-340 Garfield, 204-345 Grant	160	160	No	0	160	2026	MFRB, Low/Mod Funds, City HOME, County HOME
Meadowood Apt.	788 Springwood	55	0	No	55	55	04/2010	Multifamily Mortgage Revenue Bond
Country Hills	720, 730 Via de Luna	400	250	No	0	250	02/2020	Multifamily Mortgage Revenue Bond
Corona del Oro	630-650 W. 2nd 206-287 . Cota 205-285 Vicentia	72	57	No	0	72	2099	Low/Mod Funds, HOME funds
TOTAL		1,489	992		94	1,101		

— = No Name

Source: City of Corona Redevelopment Agency and Planning Department, 2000.

Table II-22
Assisted Housing
at Risk of Conversion: 2000-2010

Project	Total Units	Programs Governing Affordability Controls	Low Income Units At Risk	Assisted Senior Units	Potential Conversion Date
555 E. Fifth Street	4	Fee Subsidy	4	No	09/15/2004
411 Fuller	4	Fee Subsidy	4	No	11/16/2003
Corona Community Towers 910 S. Belle	37	HUD Section 202/ HUD Section 8	36	Yes	07/05/2003
Corona Community Villas	75	HUD Section 202/ HUD Section 8	74	Yes	06/26/2008
Del Vista Village 956 Avenida Del Vista	160	HUD 241 Equity Loan HUD Section 221(d)(3)	94	No	05/31/2000
Crown Pointe 737 Magnolia Ave.	149	Fee Subsidy	41	Yes	2006
French Quarter 523 W. Seventh Street	14	Riverside County Housing Authority (MFRB)	3	No	2006
Jasmine Springs	58	(MFRB)	12	No	2006
209 Buena Vista	10	(MFRB)	2	No	2007
Villa de Corona	36	(MFRB)	7	No	2007
TOTAL	443		277		

Notes:

1. A housing unit can receive more than one form of housing assistance. Only low-income units are included in this inventory. Moderate income units shown in Table II-21 are not subject to the at-risk housing analysis requirement of Housing Element law.
2. The number of units assisted with Section 8 subsidies cannot be determined for each project. For analysis purposes, all low income units in Section 8 assisted projects are assumed to receive Section 8 assistance.

Source: City of Corona Redevelopment Agency and Planning Department, July 2000.

Cost Analysis

The following discussion examines both the cost of preserving the units at-risk in Corona, and the costs of producing new rental housing comparable in size and rent levels to replace the units which could convert. Cost estimates provided in this analysis are intended to indicate an order of magnitude. Actual costs involved in each option will depend on the rental and real estate market situations at the time the affordability controls on these projects expire.

Preservation Costs: A total of 277 units distributed among ten projects are at risk of losing their affordability controls between July 1, 2000 and June 30, 2010. Preservation of the at-risk units can be achieved in several ways:

Refinance Mortgage Revenue Bond: One way to preserve the affordability of the 24 low-income use restricted units under the bond program is to refinance the remaining mortgage on these three projects. If refinanced, the projects would be required by the 1986 Tax Reform Act to commit their 20 percent low-income units for the greater of 15 years or as long as the mortgages are outstanding. The costs to refinance the four projects assisted under this programs would include the difference in interest rates on the remaining debt between the previous and renegotiated loan packages, an issuance cost which amounts to approximately 3 percent of the remaining debt to be paid up front by the City, and administrative costs.

However, project owners may not have a financial incentive to refinance unless the bond structures allow for interest rates that are well below the rates on the initial bonds. More often, property owners prefer to seek refinancing opportunities from private lending institutions and therefore be able to opt out of affordability controls. The City will support private refinancing, and views this as a strong option when market conditions change.

Transfer of Ownership: Another way to preserve privately-owned at-risk projects is to transfer ownership of these projects to a community-based non-profit or government entity. This option is only reasonable when the project is privately owned and the entire units are low or moderate income units. For example, while the City could choose to purchase the 149-unit Crown Pointe development to preserve the 41 at-risk units, the cost involved with purchasing this project would probably be prohibitive.

According to Table II-23 - Estimated Market Value for Privately-Owned At-Risk Projects, the 555 East Fifth Street project and the 411 Fuller Street project are the only two projects for which this option would be relevant. By transferring the ownership of these projects to a non-profit housing organization, long-term commitment to maintain this project as affordable housing can be secured.

According to experts in the field of multi-family development, current market value for a project can be estimated on the basis of the project's potential yearly income, operating and maintenance expenses, and building condition. Potential annual income for the two projects is estimated based on the projects' size and unit mix, as well as current median market rents. With a total of eight two-bedroom apartments in the two projects and current median market rent for a two-bedroom unit at $650, the current market value of the two projects is $353,207

However, unless public funding is available up-front to pay for the purchase price of these projects, some form of on-going subsidies (e.g. rent subsidies) would also be required to support the monthly mortgage cost to maintain the units as affordable to low income households. (See cost analysis for rent subsidies below.)

Purchase of Affordability Covenant: Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the projects as low income housing. Incentives could include writing down the interest rate on the remaining loan balance, and/or supplementing the Section 8 subsidy amount received to market levels.

To purchase the affordability covenant on these projects, an incentive package should include interest subsidies at or below 7.0 percent and below what the property owners can obtain in the open market. To enhance the attractiveness of the incentive package, the interest subsidies may need to be combined with rent subsidies that supplement the Section 8 fair market rent levels.

Table II-23
Estimated Market Value for Potential Transfer of Ownership of Two At-Risk Projects

555 E. Fifth Street and 411 Fuller Street	
Potential Monthly Gross Income	$5,200
Less Operating Expenses	$2,080
Potential Net Monthly Income	$3,120
Potential Net Annual Income	$37,440
Estimated Current Market Value	$353,207

Notes:
1. Monthly rents based on the 1999 Corona apartments listings. Median contract rents for a two-bedroom apartment is estimated at $650.
2. Average operating expenses assumed at 40% of potential gross income, based on the "Apartment Building Operating Expense Guideline," published by the Apartment Building Appraisers & Analysts, Inc., 1995.
3. Current market value is estimated by dividing the Potential net Annual Income with the capitalization rate. A capitalization rate of 10.6% is used, based on the average rate for Class C investment parameters from the National Investor Survey.

Rent Subsidy: Currently 110 units are assisted through project-based Section 8 ; however, all of the 277 units in the ten projects could receive Section 8 rental assistance within the planning period for this Element. Currently, the availability of funding for Section 8 contract renewal is uncertain. Rent subsidies using state, local, or other funding sources can be used to maintain the affordability of these at-risk units. Rent subsidies can be structured to mirror the Section 8 program.

Under the Section 8 program, HUD pays owners the difference between what tenants can pay (defined as 30 percent of household income) and what HUD and the local Housing Authority estimate to be Fair Market Rent on the unit. Section 8 certificates are only available to very low income households earning less than 50 percent of the County median income. The 1999 HUD median income for Riverside County is $47,200. To simplify the analysis, all elderly units are assumed to be one-person households and all family units are assumed to be four-person households. This analysis also assumes the average very low-income household has an actual income of 30 percent of the County median income, adjusted for household size. Thus, the average income of a one-person very low income senior household in Corona would be $9,912 and the average income of a four-person very low income family would be $14,160. Under these assumptions, monthly housing costs affordable to these households are estimated to be approximately $248 and $354, respectively (based on HUD's definition of affordable housing costs as 30 percent of household income).

According to the Riverside County Housing Authority, maximum Fair Market Rent (FMR) including utilities in the City (applies to all areas in the County) is $439 for an efficiency unit, $489 for a one-bedroom unit, $597 for a two-bedroom unit, and $829 for a three-bedroom unit. The differences between housing costs affordable to very low-income households and the Fair Market Rent are shown in Table II-24. This table depicts total annual rent subsidies required to preserve at-risk units.

As previously mentioned, a total of 277 at-risk units in the City may lose their Section 8 subsidies or affordability controls during the seven-year period covered by this analysis. The City can strive to maintain the affordability of these units through rental subsidies using other funding sources. To simplify the analysis, all 151 senior units are assumed to be one-bedroom units and the remaining 126 units are assumed to be two-bedroom units. Based on this unit mix, the total cost to provide rent subsidies for these units is estimated at $804,108 annually, or $67,009 monthly.

Table II-24
Total Annual Rent Subsidies
Required to Preserve At-Risk Units

Unit Size	Monthly Affordable Rent	Monthly Fair Market Rent	Monthly Per Unit Rent Subsidy Required	No. of Units At Risk	Annual Subsidies Required
One-Bedroom	$248	$489	$241	151	$436,692
Two-Bedroom	$354	$597	$243	126	$367,416
Total				277	$804,108

Notes:
1. When only a portion of a project's units are covered by the Section 8 contract, the mix of these at-risk units is estimated based on the entire project's unit mix.
2. Monthly affordable rent for one-bedroom units based on affordability level for one-person very low income (senior) household. Monthly affordable rent for two-bedroom units based on affordability level for four-person very low income (family) household.

Replacement Costs: Although replacing the at-risk units in the City is an option, it is generally more cost effective and more feasible to transfer ownership of the at-risk units. This analysis is provided in order to illustrate the costs associated with replacement of at-risk units. Eight of the ten projects with at-risk housing units are owned by private for-profit investors. The Corona Community Villas and Corona Community Towers projects are privately owned not-for-profit projects. Maintenance of the all of the 167 in the eight at-risk projects as affordable housing depends largely on the market conditions and on the attractiveness of financial incentives that the City can provide to investors. Should affordability controls on these projects be lost in the future, the City can construct new units to replenish its affordable housing stock. This section analyzes the cost of purchasing or constructing new low-income housing units in Corona to replace 167 units at risk.

According to the City's 1996 Housing Element, average development cost of an apartment unit is estimated at $55,000. Using this general development cost figure, to replace through construction the 167 in the eight at-risk projects would therefore require approximately $9,185,000. In addition, some form of on-going assistance, (e.g. rental subsidies) may be needed to cover monthly mortgage and operating expenses in order to maintain these projects as affordable housing.

Current market value for a project can be estimated on the basis of the project's potential yearly income, operating and maintenance expenses, and building condition. Potential annual income for the projects is estimated based on the projects' size and unit mix, as well as current median market rents. For this analysis all units are assumed to be two-bedroom units. With a total of 41 one-bedroom apartments and 126 two-bedroom apartments in the eight projects and current median market rent for a one-bedroom unit at $498 and a two-

bedroom unit at $650, the current market value of the eight projects is $6,404,266. Assuming a five percent downpayment made on each project, at least $320,213 downpayment cost would be required to purchase replacement units.

III. HOUSING CONSTRAINTS

Actual or potential constraints on the provision and cost of housing affect the development of new housing and the maintenance of existing units for all income levels. Market, government, infrastructure, and environmental constraints to housing development in Corona are discussed below.

A. MARKET CONSTRAINTS

The high cost of renting or buying adequate housing, although lower on average than other surrounding communities, is the primary ongoing constraint of providing adequate housing in the City of Corona. High construction costs, labor costs, land costs and financing constraints are all contributing to a decrease in the availability of affordable housing.

1. Vacant Land

The City's vacant land supply is primarily concentrated in the southeast and northeast sections of the City. The remaining vacant land includes residential areas of 1,000+ acres within the South Corona Communities Facilities Plan. As of February 2000, approximately 7,314 additional dwelling units can be constructed within the City on currently vacant and infill land planned for residential use. In addition, 616 units can be achieved in the City's mixed use areas within the Main Street South Specific Plan, Mountain Gate Specific Plan, and Downtown Specific Plan areas. This residential buildout figure does not account for remaining vacant land currently planned for commercial and industrial uses. Also, conservative estimates of average development densities based on current trends, instead of maximum development densities, were used in estimating the development potential.

All of the designated mobile home sites are presently developed and are operating at their maximum capacity with the exception of one remaining 0.9 acre property zoned mobile home park (M-P). There is potential to develop new affordable housing units on vacant land designated for multi-family residential, and on vacant infill residential parcels. However, with the marked increase in the cost of both improved and vacant land, both re-utilization and infill activities are available to accommodate development to the highest and best use. Due to Corona's current over supply of housing it is anticipated that the majority of affordable housing units created in the future planning period will probably come from the purchase, rehabilitation and rental or resale of existing multi-family and to a lesser degree single-family dwelling units.

2. Construction and Labor Costs

The cost of construction is dependent primarily on the cost of labor and materials. The relative importance of each is a function of the complexity of the construction job and the desired quality of the finished product. As a result, builders are under constant pressure to complete a job for as low a price as possible while still providing a quality product. This pressure has led (and is still leading) to an emphasis on labor-saving materials and construction techniques.

The price paid for material and labor at any one time will reflect short-term considerations of supply and demand. In peak times construction costs rose approximately 5% per year. Future costs are difficult to predict given the cyclical fluctuations in demand and supply that are, in large part, created by fluctuations in the state and national economies.

For the average home, the cost of labor is generally two to three times the cost of materials, and therefore represents a very important component of the total cost of construction. Most residential construction in Riverside County is performed with nonunion contractors, and as a result, labor costs are responsive to changes in the residential market. The relative ease by which a skilled tradesperson can get a contractor's license further moderates the pressures that force labor costs to rise. Construction costs in Corona are about the same as in other parts of Southern California, averaging about $50 to $70 per square foot for single-family residences depending on the level of amenities provided, and $50 per square foot for multi-family residential construction, excluding parking.

A reduction in amenities and quality of building materials (above a minimum acceptability for health, safety, and adequate performance) could result in lower sale prices. In addition, pre-fabricated, factory built housing may provide for lower priced housing by reducing construction and labor costs. Another factor related to construction costs is the number of units built at one time. As the number of units built at once increases, construction costs over the entire development are generally reduced based on economies of scale. This reduction in costs is of particular benefit when density bonuses are used for the provision of affordable housing.

3. Land Costs

The cost of land is another major impediment to production of affordable housing. Land costs are influenced by many variables, including scarcity and developable density (both of which are indirectly controlled through governmental land use regulations), location, unique features, and the availability of public utilities. The cost of residential land in Corona reflects both the proximity to employment centers and the rapid appreciation of land cost throughout

Riverside County as driven through early 1990. Land costs have decreased dramatically in Corona from early 1990 highs and can even be half of what they were at their peak.

4. Financing

Interest rates are determined by national policies and economic conditions, and there is little that local governments can do to affect these rates. Jurisdictions can, however, offer interest rate write-downs to extend home purchase opportunities to lower income households. In addition, government insured loan programs may be available to reduce mortgage downpayment requirements.

Under the Home Mortgage Disclosure Act (HMDA), all major lending institutions are required to disclose the number, amount, and location (by census tract) of mortgage and rehabilitation loans originated or purchased. The Annual HMDA report for 1998 (the most recent available) was reviewed to evaluate the availability of residential financing within the City's ten census tracts.

Table III-1 shows the number of home purchase and home improvement loans originated (approved by lender and accepted by applicant) and denied by census tract in Corona in 1998. The ratio of originations/denials for home purchase loans for the individual census tracts were comparable to the citywide totals. That is, approximately 62% of the home purchase loan applications were originated. However, of the home purchase loan applications, census tracts 415.00, 416.00, 417.01 and 418.02, located in the center of the City (Circle area) , show a lower approval rate than the other seven census tracts (23-56%, compared to 61-65%). In addition to theses conventional loans, government backed home purchase loans (FHA-insured, VA-guaranteed and FHMA-insured) represent a significant source of financing for Corona residents. During 1998, of the 1,659 applications for home purchase loans, 1,243, or 75% were originated.

Of the home improvement loan applications, census tract 408.03 shows a lower approval rate than the other census tracts. This implies that these households do not have the income and/or equity to qualify for home improvement loans. Consequently, households in these census tracts may need assistance, such as deferred loans or some other form of subsidy, to allow them to maintain and improve their properties.

While mortgage financing may be generally available to households in Corona, a more critical impediment to home ownership involves the affordability of the housing stock and the ability of the potential buyers to fulfill the down payment requirements.

Table III-1
Loan Origination/Denial Rates by Census Tract

Census Tract	Home Purchase Loans		Home Improvement Loans	
	Originated[1]	Denied	Originated[1]	Denied
408.02	325 (65%)	77 (15%)	90 (35%)	117 (45%)
408.03	226 (63%)	55 (15%)	90 (48%)	61 (32%)
414.02	210 (63%)	45 (13%)	34 (35%)	36 (38%)
415.00	55 (52%)	21 (20%)	11 (32%)	12 (35%)
416	9 (23%)	18 (44%)	0 (0%)	5 (56%)
417.01	22 (44%)	17 (34%)	5 (31%)	8 (50%)
417.02	33 (66%)	9 (18%)	7 (32%)	12 (55%)
418.01	966 (64%)	177 (12%)	326 (43%)	263 (35%)
418.02	59 (56%)	19 (18%)	20 (33%)	33 (56%)
419.01	441 (61%)	130 (18%)	59 (35%)	69 (41%)
Citywide Total	2,346 (62%)	568 (15%)	642 (40%)	616 (38%)

1. Originated loan is one approved by lender and accepted by applicant.

Source: Home Mortgage Disclosure Act 1998 Compliance Report.

Note: The 1998 data for FHA, VA and FHMA home purchase loans indicates 1,243 (75%) originated and 152 (9%) denied.

B. GOVERNMENTAL CONSTRAINTS

Housing affordability is affected by factors in both the private and public sectors. Actions by the City can have an impact on the price and availability of housing in the City. Land use controls, site improvement requirements, building codes, fees and other local programs intended to improve the overall quality of housing may serve as a constraint to housing development.

1. Land Use Controls and Development Standards

The Corona General Plan and Zoning Ordinance provide for a wide range of residential land use designations/zones in the City:

- Estate Residential (includes all E, ER, and HER in specific plans and R14.4, A-14.4, R-1-A.,R-1.20 and A) - 0-3 Dwelling Units/Acre
- Single-Family Residential (includes all SFR, SF, LDR, SFC, SFD, LMDR and L designations in specific plans and R-1-7.2, R-1-8.4, R-1-9.6 and R-1-12) - 0 to 8 Dwelling Units/Acre
- Medium Density Residential (includes M, MDR, MHDR, SFA designations in specific plans and R-2) - 6 to 15 Dwelling Units/Acre
- High Density Residential (includes HDR, MF, MFR and MHDR in specific plans and R-3) to 22 Dwelling Units/Acre

Table III-2 identifies the City's development standards per zoning district. Site development standards are comparable to other newer community requirements and ensure a quality living environment for all household groups in the City including special groups such as low- and moderate-income households and senior citizens. The City's zoning regulations establish a zone designation specifically for senior citizen housing projects. Densities of up to 22 units per acre are permitted, with higher densities of up to 75 units per acre achievable through density bonuses. The City has also relaxed standards for minimum unit size and parking to allow for more affordable for senior housing units.

In addition to these density provisions, the City has adopted provisions for factory-built housing, second units, and encourages the preparation of specific plans. In 1986 measure H was passed which requires a minimum lot area of 7,200 square feet for single-family detached homes. Measure H could impede the provision of single-family homes due to the higher land cost and lower density associated with lots of no less than 7,200 square feet.

Table III-2
Residential Development Standards

Zone	Maximum Density	Yard Setbacks			Parking Standards	Maximum Height
		Front	Side	Rear		
Estate Residential						
R-14.4	3 du/acre	20'- 25'	5'-15'	10'-15'	2/unit	30' 2-story
A-14.4	3 du/acre	20'- 25'	5'-15'	10'-15'	2/unit	30' 2-story
R-1-A	1 du/acre	20'- 25'	10'-15'	10'-15'	2/unit	30' 2-story
R-1-20.0	2.2 du/acre	20'- 25'	10'-15'	10'	2/unit	30' 2-story
A	1 du/5 acres	20'- 25'	15'	10'	2/unit	30' 2-story
Single Family Residential						
R-1-7.2	6 du/acre	20'- 23'	4'-15'	10'-15'	2/unit	30' 2-story
R-1-8.4	5.2 du/acre	20'- 23'	4'-15'	10'-15'	2/unit	30' 2-story
R-1-9.6	4.5 du/acre	20'- 25'	4'-15'	10'-15'	2/unit	30' 2-story
R-1-12.0	3.6 du/acre	20'- 25'	4'-15'	10'-15'	2/unit	30' 2-story
Medium Density Residential						
R-2	12 du/acre	25'	5'-15'	10'	**	30' 2-story
High Density Residential						
R-3	22 du/acre*	25'	5'-15'	10'	**	40' 3-story
Mobile Home Park						
MP	12.4 du/acre	5'	4'	5'	2/unit + 1 for every 4 units	—
Multiple Dwellings						
R-G	12 du/acre	30'	5'-15'	10'	**	35' 2-story

Source: Corona Planning Department, 2000.

* 75 du/acre for senior citizen/handicapped housing.

** Single-family - 2 covered spaces/unit;
studio and one-bedroom - 1.5 covered spaces/unit + 1 uncovered guest space per 5 units;
two-bedroom - 2 covered spaces/unit + 1 uncovered guest space per 5 units;
3+ bedroom - 2.5 covered spaces/unit + 1 uncovered guest space per 5 units;
senior citizen apartment - 1.5 covered space/unit;
secondary dwelling - 1 covered space/unit

2. Provisions for a Variety of Housing Types

Jurisdictions must identify adequate sites and provide the appropriate zoning to accommodate housing for all segments of the population. Table III-3 identifies the housing types permitted in the residential zoning categories.

Table III-3
Residential Zoning Provisions for a Variety of Housing Types

	Permitted Uses				
Zone	**Single Family**	**Multiple Family**	**Second Units**	**Manufactured Homes**	**Care Facilities (more than 12 persons)**
R-14.4	✓	X	S	✓	C
A-14.4	✓	X	S	✓	C
R-1-A	✓	X	S	✓	C
R-1-20.0	✓	X	S	✓	C
A	✓	X	S	✓	C
R-1-7.2	✓	X	S	✓	C
R-1-8.4	✓	X	S	✓	C
R-1-9.6	✓	X	S	✓	C
R-1-12.0	✓	X	S	✓	C
R-2	✓	✓	X	✓	C
R-3	✓	✓	X	✓	C
MP	X	X	X	✓	C
R-G	X	✓	X	✓	C

Source: City of Corona Planning Department, 2000.

✓ = Permitted by right
X = Not specifically permitted
C = Permitted subject to approval of a conditional use permit (processing takes 2-3 months)
S = Permitted subject to approval of Secondary Residential Permit (processing takes 2-3 weeks)

Multi-Family

Multiple family developments are permitted in the R-2, R-3 and R-G zones. The maximum densities are: 12 dwelling units per acre in the R-2 zone; 22 dwelling units per acre (or up to 75 units senior citizen units per acre) in the R-3 zone; and 12 dwelling units per acre in the R-G zone.

Second Dwelling Units

Second dwelling units are permitted in every single-family residential zone subject to a Secondary Residential Permit, which usually takes 2-3 weeks to process. In the R-1, secondary units are only allowed on lots of 8,000 square feet or greater in size. All secondary units must be able to meet the appropriate development standards and setback requirements of the zone in which it is proposed.

Manufactured Housing

Pursuant to State law, the City permits manufactured housing on a permanent foundation in all residential zones. This type of housing is subject to the same development standards and design as "stick-built" housing.

Group Care Facilities

The California Lanterman Developmental Disabilities Services Act requires local jurisdictions to allow by right State licensed family care homes, foster homes or group homes serving six or fewer disabled persons in all residential zones.

The Zoning Ordinance permits day care and 24-hour long-term and short-term care (up to 18 months) facilities in all residential zones subject to the approval of a conditional use permit. The processing time for a conditional use permit is generally 2 to 3 months.

Transitional Housing/Emergency Shelters

Although the Zoning Ordinance does not specifically address emergency shelters, short-term (up to 18 months) social rehabilitation and intermediate care facilities are allowed in all residential zones subject to a conditional use permit. The processing time for a conditional use permit is generally 2 to 3 months.

The City also accommodates transitional housing through zoning regulations which allow transitional housing within multi-family and commercial zones. For example, hotels are allowed within commercial zones. Transitional housing is defined as temporary housing which may be wholly or partly subsidized by operators of the facility.

3. Fees and Improvements

Various fees and assessments are charged by the City to cover costs of processing permits and providing services and facilities, such as utilities, schools and infrastructure. Almost all of these fees are assessed through a *pro rata* share system, based on the magnitude of the project's impact or the extent of the benefit which will be derived.

Table III-4 shows a list of fees the City charges for residential development in Corona. These fees are comparable to other cities located in Riverside County. In addition, there may be other fees assessed depending upon the circumstances of the development. For example, the builder may need to pay an inspection fee for sidewalks, curbs and gutters if their installation is needed, or the builder may need a Variance, Conditional Use Permit or Site Plan Review. The fees shown in Table III-4 show those that are typically charged for a standard residential development. In order to encourage the development of affordable housing, the City has in the past and will continue to offer reduced and/or varied fees, modified development standards, and/or reduced fees for projects with affordable housing and/or housing.

In some areas, residential development is also subject to special fees to offset the costs of development. In South Corona, an infrastructure development program has been developed to provide the roads, water, sewer, drainage and other services necessary to serve the area. The funding mechanism for these fees is the South Corona funding ordinance and fee schedule, which sets forth the fair-share amounts to be paid by each development. These fees are approximately $20,000 per unit in the highest impact categories. These fees do add significantly to the development cost, but they are necessary to provide the needed infrastructure. Without the fees, the individual developers would be faced with constructing all facilities necessary to serve their development, an amount that would be higher than the established South Corona fees for the initial developers. The other alternative would be to not allow development in the area, thus lowering the amount of vacant land available for development.

4. Building Codes and Enforcement

The City of Corona has adopted a building code which establishes minimum construction standards as applied to all residential buildings. The City's building code is considered to be the minimum necessary to protect the public health, safety and welfare, and the local enforcement of this code does not unduly constrain the development of housing.

Table III-4
Fees Charged for Residential Development in Corona

Type of Fee	Cost
Building Permit (total valuation)	
$1.00 to $500	$35.00
$501 to $2,000	$35.00 for the first $500.00 plus $2.75 for each additional $100.00 or fraction thereof up to and including $2,000.00.
$2,001 to $25,000	$76.25 for the first $2,000 plus $12.50 for each additional $1,000 or fraction thereof, up to and including $25,000.00.
$25,001 to $50,000	$363.75 for the first $25,000 plus $9.00 for each additional $1,000 or fraction thereof, up to and including $50,000.
$50,001 to $100,000	$588.75 for the first $50,000 plus $6.25 for each additional $1,000 or fraction thereof, up to and including $100,000.
$100,001 to $500,000	$901.25 for the first $100,000 plus $5.00 for each additional $1,000 or fraction thereof, up to and including $500,000.
$500,001 to $1,000,000	$2,901.25 for the first $500,000 plus $4.25 for each additional $1,000 or fraction thereof, up to and including $1,000,000.
$1,000,000 and up	$5,26.50 for the first $1,000,000 plus $2.75 for each additional $1,000 or fraction thereof.
Plan Check Fee	43% of Permit Fee (minimum $35.00)
Occupancy Inspection Fee	$255.00 (per unit)
Amended Map	$1,990.00
Conditional Use Permits • Time Extension • Major CUP • Minor CUP • Modifications	 $1,045.00 $3,630 $985 $2,300
Density Bonus Agreement	$2,250.00
Design Review	$2,225.00

Table III-4
Fees Charged for Residential Development in Corona

Type of Fee	Cost
Building Permit (total valuation)	
Development Plan Review	
• Time Extension	$505.00
• Precise Plans and Projects 4+ units	$1,815 + $10.00/du
• Parcel Map	$2,080
• Specific Plan Amendment	"Full Cost"
• Tentative Tract Map	$2,727.00 + $10.00/lot
• All Others	$1,405.00
Environmental Impact Report	Full Cost + 18%
General Plan Amendment	$4,550.00
• Per Acre	$15.50
• Per Acre Digitized Mapping Fee	$4.00/acre
Non-Conforming Building Uses	$840.00
Parcel Map	
• Residential	$3,445.00
Precise Plan	
• Review (Specific Plan)	$4,135.00
• Per Dwelling Unit	$10.00/du
• Time Extension	$1,045.00
• Modification Review	$2,355.00
• Per Dwelling Unit	$10.00/du
Specific Plan	Full cost
Subdivision Text Amendment	Full cost
Tentative Tract Map	$4,355.00
• Per lot	$23.00/lot
• Time Extension	$655.00
Variance (minor)	$515.00
Variance (major) from one section	$2,090.00
• Per lot	$15.50/lot
Zone Text Amendment	$3,970.00

Source: City of Corona Building Division, 1999.

Note: Other fees not included on table include plumbing, mechanical, and electrical permit fees, meter application fees and other applicable development fees.

5. Local Processing and Permit Procedures

The City of Corona's development approval process is designed to accommodate, not hinder development. Most residential zones in the City including single and multiple family, do not require any discretionary review other than the subdivision process. Processing times vary with the complexity of the project but, in most cases, even when Redevelopment Agency or City Council review is required, approval can be obtained in less than three months. Small projects, for example single-family units and additions, may receive ministerial approval within 2-3 weeks. All multi-family projects and tracts over 5 units are required to complete a Precise Plan process. This process involves architectural and site plan review that is acted on by the Planning Commission with confirmation by the City Council. This is an approximate two-month process; however, it is normally processed concurrently with the subdivision map and has been found to actually shorten the overall building permit plan check process. The City's processing and permit procedures do not appear to unduly constrain the development of housing.

6. Design Review

The City of Corona requires all residential projects, including second units, transitional housing and mobile home projects to undergo an administerial design review. The current Design Review process consists of staff review at the time of building permit plan check. The architectural plans are reviewed for consistency with design guidelines as adequate variation of roof lines, articulations of structure, no blank walls, etc. Projects are not denied, but revised through this process. The only additional cost anticipated is minimal, possibly for additional windows or other minor architectural feature. There is no additional time or fees associated with this review, and this process does not serve as a constraint to housing production.

C. ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

1. Environmental Hazards

The City has identified areas within Corona where land development should be carefully controlled. These areas are known as Land Management Areas, and are identified in the Land Use Element of the General Plan. The Land Management Areas of the City include areas with vertical slopes over 25 percent; the 100-year flood plain, the Prado Basin and areas included in the Seismic Safety Element's Hazard Management Zone.

The General Plan utilizes controls of a permanent nature to regulate development in the identified Land Management Areas. The characteristics of these areas and the recommended control mechanisms include:

Slope Management Areas

Residential development in areas with steep slopes in excess of 25 percent are limited to low density residential development, and, based on individual circumstances, custom home sites. Where slopes above 25 percent are evident, development difficulties often include the provision of proper access, utility service and site improvements.

Areas with slopes over 25 percent are recommended for permanent land use controls with a maximum residential density of 1.0 dwelling unit per acre. Development in these areas, where possible, must retain the natural skyline, ridges, drainage courses and natural outcrops. All significant development is subject to Environmental Impact Review procedures and Hillside Zoning regulations.

Flood Hazard Management Areas

Flood hazard areas include the Prado Basin and the area within the Federal Insurance Administration Flood Hazard Boundary. Within the Prado Basin, development is regulated by the U.S. Army Corps of Engineers. Proposed uses include natural open space, public park and other recreational uses, agriculture, and other public uses.

Areas included within the Flood Hazard Boundary (100-year flood plain) are designated for permanent control by means of a Flood Plain Overlay Zone which allows development of the underlying land use only after specific property development standards have been satisfied.

Geologic Hazard Management Areas

Geologic hazards include the fault zone of the Chino Fault and portions of the Prado Basin that may be subject to liquefaction in the event of seismic activity. The policy approach to areas with potential geologic hazards is similar to that utilized for areas within the Flood Hazard Management Areas. It includes use of a Hazard Management Overlay Zone to indicate areas where geologic hazards may exist that require geologic evaluation prior to development approval.

An evaluation of these areas is recommended to be included in a required Environmental Impact Review prior to development, and, as appropriate, mitigation measures would require adequate building setbacks from identified faults and other controls that may be required to reduce any potential hazard.

Controlled Development/Open Space

Areas of controlled development require a very low level of development as a result of environmental considerations including erosion, landslides, rockfall, steep slopes, fault zones, fire hazards, difficulty of providing city service, flood hazards, biological and archaeological resources, liquefaction and other environmental or safety constraints. The

controlled development designation is intended to limit development in environmentally sensitive areas, to protect human health, safety and welfare and to protect and preserve hillsides, ridgelines and sensitive habitats. The uses permitted in this designation are limited to open space, public and private parklands and low intensity recreational uses and residential dwellings with a maximum density of one (1) unit per ten (10) acres.

2. Infrastructure Constraints

Another factor adding to the cost of new construction is the cost of providing adequate infrastructure – major and local streets; curbs, gutters, and sidewalks; water and sewer lines; storm drains; and street lighting – which is required to be built or installed in new development. In most cases, these improvements are dedicated to the City, which is then responsible for their maintenance. The cost of these facilities is borne by developers, is added to the cost of new housing units, and eventually is passed on to the homebuyer or property owner.

The Master Plans for both water and wastewater have been updated within the last two years. These master Plans indicate that the City currently has adequate capacity within the water and wastewater systems to accommodate the units expected under the existing General Plan and Zoning designations. Additionally, construction has recently commenced on Waste Water Treatment Plan #3, which will provide additional service to the southeast portion of the City.

IV. HOUSING OPPORTUNITIES

The potential additional residential development that could occur in Corona and opportunities for energy conserva tion in residential development are discussed in this section.

A. AVAILABILITY OF SITES FOR HOUSING

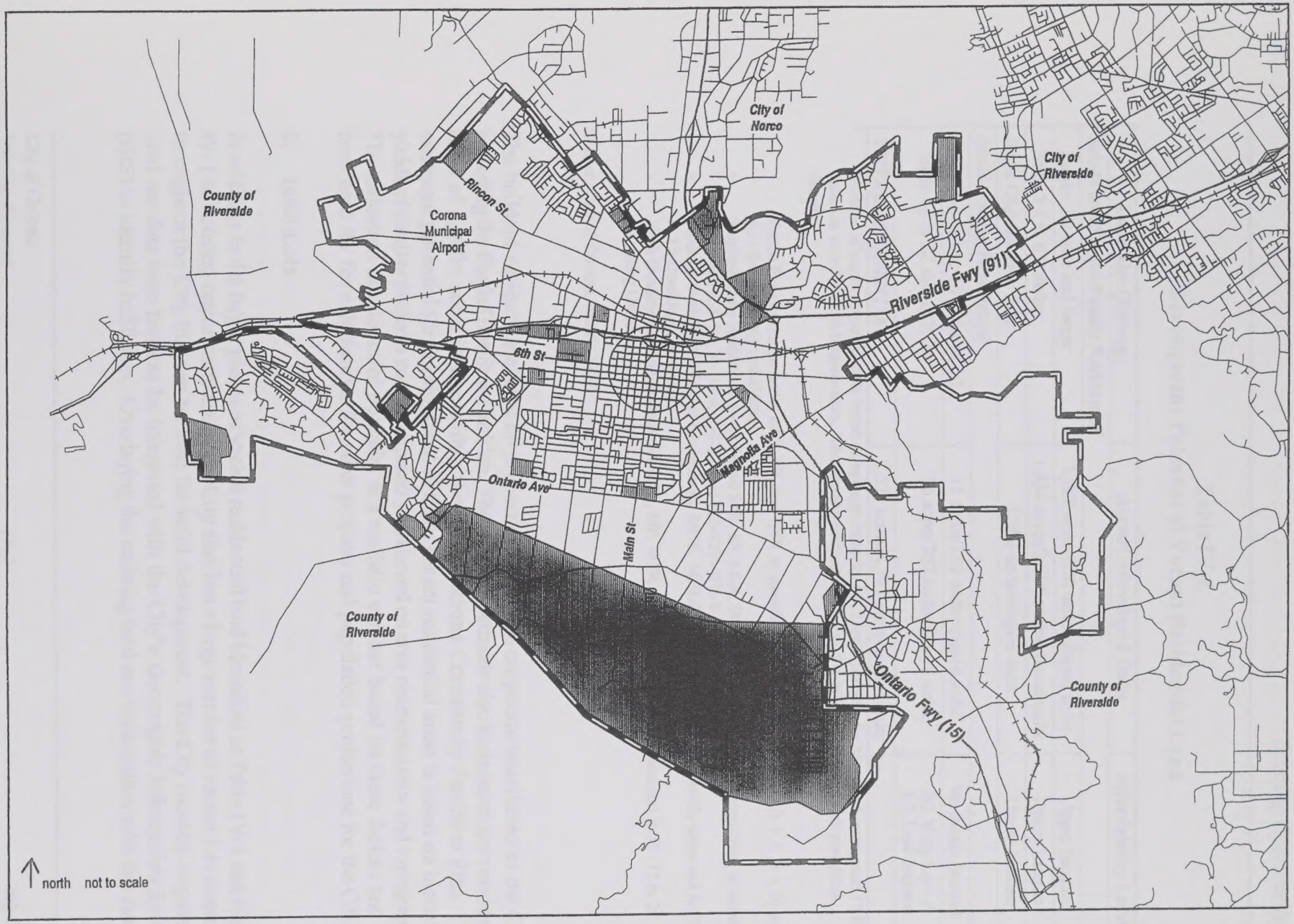
A total of 6,007 8,173 residential units could be built on vacant residential properties in housing opportunity areas (Figure IV-1) and on infill lots throughout the City, mixed use properties, and in the annexation area between 2000 and 2005 (see Table IV-1 through Table IV-4).

As discussed in Chapter III (Housing Constraints) of this Housing Element, development density plays a significant role in determining housing costs and affordability. Based on the permitted densities, the development potential can be categorized into the different affordability levels identified in Tables IV-1 and IV-2.

1. Vacant Residential Sites in Housing Opportunity Areas

An important component of the Corona Housing Element is the identification of sites for future housing development. According to the City's buildout estimates, a total of 4,702 dwelling units remain to be built on undeveloped residential properties between 2000 and 2005. Table IV-1 depicts the residential mix of future development on currently vacant residential properties within the City's housing opportunity areas as estimated through the Citywide land use data base and South Corona data base. These areas include only the few larger pieces of vacant land in the City but not the smaller lots that are scattered throughout the City (described later).

These housing opportunity areas provide an opportunity for a variety of housing types, including: single-family housing; multiple family housing; and mixed use development. Vacant land zoned for multiple family housing is located throughout the housing opportunity areas with two main areas of concentration. The main multiple family housing opportunity area in the City is west of the Circle area, near the Riverside Freeway and Sixth Street. Another multiple family housing opportunity area is located in the southern portion of the City within the South Corona area, north of Foothill Parkway and west of Main Street. In addition to these two main opportunity areas, a few vacant multiple-family zoned parcels are located adjacent to the northern City boundary, just northeast of the Circle area. Figure IV-1 identifies the primary housing opportunity areas.



City Boundary Housing Opportunity Areas

Figure IV-1
Housing Opportunity Areas

SOURCE: City of Corona, 1999

Table IV-1
Development Potential of Vacant Residential Land

Land Use (Zoning)	Acres/Undeveloped Units	Affordability Level
Estate and Single-Family Residential		
Estate: 1/3 acre and larger	1,068 acres/920 undeveloped units	Upper Income
SFR: 2.5 to 6.0 du/ac	1,434 acres/2,286 undeveloped units	Upper Income
Eagle Glen Specific Plan	1,082 undeveloped units	Upper Income
Multi-Family Residential		
Medium: 6.1 to 15 du/ac (R-2)	11 acres/132 undeveloped units[1]	Moderate Income
High: 15 to 22 du/ac (R-3)	16 acres/282 undeveloped units[1]	2/3 Very Low & 1/3 Low Income
TOTAL RESIDENTIAL	**2,529 acres/4,702 undeveloped units**	

[1] Number of undeveloped units is based an average intensity of 12 units per acre for Medium Density and 17.6 units per acre for High Density uses. The average intensity is assumed at 80% of the maximum permitted density.

- Estate Residential (includes all E, ER, and HER in specific plans and R14.4, A-14.4, R-1-A.,R-1.20 and A) - 0-3 Dwelling Units/Acre
- Single-Family Residential (includes all SFR, SF, LDR, SFC, SFD, LMDR and L designations in specific plans and R-1-7.2, R-1-8.4, R-1-9.6 and R-1-12) - 0 to 8 Dwelling Units/Acre
- Medium Density Residential (includes M, MDR, MHDR, SFA designations in specific plans and R-2) - 6 to 15 Dwelling Units/Acre
- High Density Residential (includes HDR, MF, MFR and MHDR in specific plans and R-3) - 15 to 22 Dwelling Units/Acre

Source: City of Corona, March 2000.

The buildout estimate includes all properties within the corporate boundaries of the City, including the Eagle Glen Specific Plan. The buildout estimate also includes major residential areas of 1,000+ acres in size within the South Corona Community Facilities Plan. The estimated potential for development of these vacant residential areas is based on historical yields of similar projects and anticipated yield based on area characteristics and topography. The estimated development potential is a realistic number based on these factors and has been used for fee calculations for other projects and population projections for the City.

2. Infill Lots

In addition to the larger pieces of vacant residential land identified in Table IV-1 and Figure IV-1 as housing opportunity areas, the City also has a large number of vacant lots scattered throughout the City that can be used for infill development. The City recently acquired a land use data base that can be integrated with the City's Geographic Information System (GIS) to identify infill lots. Overlaying the existing land use information with the zoning

designations yields an inventory of infill development sites of more than 221acres as shown in Table IV-2. Two pieces of vacant land totaling 49 acres are designated for High Density Residential as part of the Eagle Valley Specific Plan. A few parcels totaling 4.7 acres designated for High Density Residential are scattered throughout the City. In addition, approximately 20 parcels scattering throughout the City are designated for Medium Density Residential. These parcels total 140 acres. Development on these infill vacant lots can yield up to 2,612 additional units.

Table IV-2
Development Potential of Infill Lots

Land Use (Zoning)	Acres/Undeveloped Units	Affordability Level
Multi-Family Residential		
Medium: 6.1 to 15 du/ac (R-2)	140 acres/1,680 undeveloped units[1]	Moderate Income
High: 15 to 22 du/ac (R-3)	53 acres/932 undeveloped units[1]	2/3 Very Low & 1/3 Low Income
TOTAL RESIDENTIAL	193 acres/2,612 undeveloped units	

[1] Number of undeveloped units is based an average intensity of 12 units per acre for Medium Density and 17.6 units per acre for High Density uses. The average intensity is assumed at 80% of the maximum permitted density.

- Medium Density Residential (includes M, MDR, MHDR, SFA designations in specific plans and R-2) - 6 to 15 Dwelling Units/Acre
- High Density Residential (includes HDR, MF, MFR and MHDR in specific plans and R-3) - 15 to 22 Dwelling Units/Acre

Source: City of Corona, February 2001.

3. Mixed Use Development Potential

In additional to residentially designated land in the housing opportunity areas and on infill lots, the City allows residential development in certain commercial and quasi-public districts within several specific plan areas. An estimated 616 units can be achieved as mixed use development within three specific plan areas (see Table IV-3). Mixed use development standards are already in place to facilitate such development.

Main Street South Specific Plan

The Main Street South Specific Plan is a 66-acre area containing five Sub Districts: Sub District One: Northwest, which provides for continued retail commercial uses; Sub District Two: Southwest, which provides for senior residential, health care facilities and limited commercial uses; Sub District Three: North Central, which provides offices, public buildings and limited commercial uses; Sub District Four: South Central, which provides for retail activities; and Sub District Five: East, which provides for pedestrian and automobile related commercial uses. As indicated above, this plan provides for mixed use residential/ commercial development of up to 250 senior housing units in Sub District Two: Southwest.

Recently, the City has been approached by developers regarding senior housing development in the Main Street South Specific Plan area. One developer is proposing a senior housing development for approximately 300 units; another developer is proposing to amend the Specific Plan to allow for additional senior housing beyond the 250 units assumed under the Specific Plan. Therefore, the assumption of 250 senior units in this Specific Plan is considered reasonable.

Mountain Gate Specific Plan

The Mountain Gate Specific Plan consists of a total of 911 acres and proposes 3,248 homes in six different residential categories. The plan also proposes: 15.1 acres of commercial development; 15.8 acres of quasi-public uses; one elementary school site; one intermediate school site; and 41.3 acres of parks.

As noted above, within the Mountain Gate Specific Plan Area, 15.8 acres are designated as Quasi-Public. Senior housing up to 25 units per acre is a permitted use for this designation. Very low income senior housing projects are eligible for a density bonus of 25 percent. This would allow developments of 31 units per acre. However, in the review of past senior housing projects, a more reasonable density assumption would be 28 dwelling units per acre.

In January 2001, a religious organization obtained site control of half of the Quasi-Public acreage. Therefore, senior housing can only occur on the remaining seven acres in this Specific Plan. An estimated 196 senior units can be accommodated in the Specific Plan Area. Given the demand for and development interest in senior housing in the City, development of the remaining Quasi-Public acreage is a feasible option.

Downtown Specific Plan

The 621-acre Downtown Specific Plan Area allows for a mix of residential and non-residential uses. Approximately 155 acres of land in this area are designated for single-family and multi-family uses. The Downtown Specific Plan Area also has several non-residential designations – Residential Office (RO), Downtown (D), and Transitional Commercial (TC) – that allow for the mixed-use development of residential and non-residential uses. In these areas, residential units could be built above commercial retail or office uses or side by side with other non-residential development.

In the past, several individual property owners have approached the City for the development of small scale mixed use developments. Given that the City has been diligently pursuing downtown revitalization activities, mixed use development will become an increasingly attractive option. Specifically, the City has been using CDBG and redevelopment funds to make streetscape and infrastructure improvements, as well as to rehabilitate commercial

properties in the downtown area in order to facilitate a pedestrian-friendly environment. The Corona Beautiful project is an extensive neighborhood cleanup program that focuses in the downtown area and involves hundreds of volunteers. Under the Corona Beautiful program, the City organizes volunteers and provides materials to paint-up and clean-up the downtown area block by block.

Recently, the City obtained special authority under the court to pursue a State-authorized Receivership Program. Many housing units in the downtown area are abandoned and in substantially dilapidated conditions. Under the Receivership Program, the City can obtain a court order to transfer ownership of the property to a court-designated receiver who will rehabilitate the unit and sell the rehabilitated unit to a low income household. The City's First-Time Homebuyer Program can work hand-in-hand with the Receivership Program to provide financial assistance to low income households in achieving homeownership.

The Downtown Specific Plan has designated 36 acres as Downtown (D) and 46 acres as Transitional Commercial (TC). Not all land designated for these uses will be developed as residential. This development potential analysis assumes only 25 percent of the land to be built with residential uses. However, within the next five years, the City conservative assumes only 10 percent of the land to be developed with residential uses.

In addition, 42 parcels in this specific plan are designated as Residential Office that permits one residential unit per parcel. In sum, the Downtown Specific Plan area has the capacity to accommodate at least 170 housing units.

To facilitate mixed-use developments, residential development standards established for the Downtown Specific Plan area are more flexible than those established for residential districts citywide. Height limits are 5 stories up to 60 feet for the Downtown district and 3 stories up to 40 feet for the Transitional Commercial district. Citywide, maximum height for high density residential development is 3 stories up to 40 feet. Front yard is only 8 feet in both the Downtown and Transitional Commercial district, substantially less than the 25 feet required for other high density residential development in the City. Side yard requirements are also smaller, between 0 and 10 feet in the Downtown and Transitional Commercial districts, compared to between 5 and 15 feet in other parts of the City. In addition, the Corona Zoning Ordinance contains provisions that permit shared parking between uses upon approval of a conditional use permit.

Table IV-3
Housing Opportunities in Mixed Use Areas and Annexation Area

Area	Acres/Undeveloped Units	Affordability Level
Mixed Use Areas		
Main Street South Specific Plan	250 senior housing units	Very Low Income
Mountain Gate Specific Plan	7 acres Quasi Public (allows senior housing of up to 25 units per acre)/Total undeveloped units = 196 senior housing units[1]	Very Low Income
Downtown Specific Plan	• 42 parcel Residential Office (1 du/parcel)/42 units	Moderate Income
	• 36.11 acres Downtown Designation (20 du/ac)/58 units[2]	Low Income
	• 46.0 acres Transitional Commercial (20 du/ac)/70 units[2]	Low Income
Annexation Area # 94		
Dos Lagos Specific Plan	58 acres Residential/Maximum units to be constructed = 243 units	½ Moderate Income & ½ Above Moderate Income
TOTAL	859 units	

[1] Based on a permitted density of 25 units per acre and a 25% density bonus for senior housing, development at a density of 31 dwelling units per acre would be allowed. The assumed density of 28 dwelling units per acre is a reasonable assumption of what would actually be developed in the area.

[2] Based on assumption that 10% of acreage developed and that 80% of the maximum number of dwelling units could be constructed

Source: City of Corona, February 2001.

4. Land to be Annexed by the End of Year 2000

The City is currently in the process of annexing Area #94, the Dos Lagos Specific Plan Area. This annexation is anticipated to be approved by the Local Agency Formation Commission by December 2000, making this land available for medium- and high-density residential development within the planning period of the Housing Element. Within the 58 acres of Residential development, a total of 243 clustered or attached units could be developed at approximately 10 units per acre or less.

B. COMPARISON OF SITE INVENTORY WITH RHNA

1. Housing Units Constructed or Issued with Certificates of Occupancy Since January 1, 1998

The Regional Housing Needs Assessment for the 1998-2005 planning period has been determined by SCAG to be 5,932 housing units, including:

- 963 units for very-low income households
- 771 units for low income households
- 1,214 units for moderate-income households
- 2,984 units for upper-income households

Housing developed or issued with Certificates of Occupancy since January 1998 can be applied to the City's RHNA for the 1998-2005 period. Between January 1998 and October 1999, a net total of 2,678 single-family homes and condominium units and 200 multi-family rental housing units have been constructed in Corona. Thus the total 1998-2005 RHNA requirement of 5,932 housing units, may be reduced by 2,878 units, resulting in a total remaining requirement of 3,054 units. Specifically, among the newly constructed units, 200 are senior housing units built with HUD Section 202 and Tax Credits. These units are affordable to very low income senior households.

As discussed in Chapter II (Housing Needs Assessment) of this Element, median prices for single-family homes in Corona range from $74,000 for a one-bedroom unit to $225,000 for a five-bedroom unit. The majority of the homes sold in 1998 and 1999 were three- to four-bedroom units with median prices of $149,500 and $180,000, respectively, affordable primarily to moderate and upper income households.

According to the City's GIS Property Information Module, building permit records, and WIN2 Data 2000 providing County Assessor records, 276 single-family attached/detached homes and condominiums developed/issued with Certificates of Occupancy in 1998 or later were sold at prices affordable to low income households. According to these records, 31 single-family attached units were sold at prices between $119,000 and $129,999. Another 152 condominiums and 93 single-family detached homes were sold at prices between $130,000 and $139,000. These price ranges were affordable low income households as shown in Table II-20. However, without any income information on the households that purchased these units, these 276 units are conservatively credited toward the City's moderate income housing needs.

Thus, among the 2,678 new units, 276 units are categorized as affordable to moderate income households. The remaining 2,402 units are categorized as affordable to moderate and upper income households. An even split of the 2,402 new units between moderate and upper incomes is a reasonable assumption because several new housing developments on the market in Fall 2000 when housing prices have gone up since 1998/99 are still selling at prices between high $100,000 and low $200,000, affordable to moderate income households, according to the Los Angeles Times New Home Collection

A comparison of the City's RHNA, new units made available since January 1998, and site inventory is shown in Table IV-4. As indicated in Table IV-4, Corona has adequate sites at appropriate densities to meet the 1998-2005 RHNA. Specifically, the City has a remaining RHNA need for 1,534 lower income units and the residential site inventory provides for a potential development of 1,788 lower income units.

Table IV-4
Comparison of RHNA and Site Inventory

Income Category	RHNA	New Units Since 1/1/1998	Remaining RHNA	Vacant Residentially Designated Land				TOTAL Sites
				Housing Opp. Areas	Infill Lots	Mixed Use Sites	Annexed Land	
Very Low	963	200	763	188	622	446	0	1,256
Low	771	0	771	94	310	128	0	532
Moderate	1,214	1,477	(263)	132	1,680	42	121	1,975
Upper	2,984	1,201	1,783	4,288		0	122	4,410
Total Units	5,932	2,878	3,054	4,702	2,612	616	243	8,173

Source: City of Corona and Cotton/Bridges/Associates, February 2001.

2. Average Development Intensity

The residential site inventory presented above was based on conservative estimates of average densities: 12 units per acre for Medium Density; 17.6 units per acre for High Density; and 28 units per acre for senior housing. Based on a review of 30 past projects, High Density developments yield an average density of 26 units per acre if density bonuses were granted, or 20-22 units per acre if no density bonus was involved; Medium Density developments yield an average density of about 13 units per acre. For senior housing, the average density is 46 units per acre.

C. FINANCIAL RESOURCES

The primary funding source to be used in Corona for implementation of its housing programs will be the Redevelopment Low and Moderate Income Housing funds. Community Development Block Grant funds can also be used for housing. The City will continue to use Federal HUD funds administered through the County's Section 8 Program for rental assistance. Another significant financial resource available to the City of Corona for the preservation, improvement, and development of affordable housing is HOME funds accessible through the State.

1. Redevelopment Housing Set-Aside Funds

The State Community Redevelopment Law (CRL) requires redevelopment agencies to set aside 20 percent of the tax increments to a special Low and Moderate Income Housing Fund (Low/Mod Fund). The Low/Mod Fund must be used to "increase, improve and preserve the community's supply of low and moderate income housing" within the territorial jurisdiction of the agency.

State law sets forth a variety of options for localities to expend their 20 percent housing set-aside fund (Low/Mod Fund), including the following:

- Acquire real property or building sites;
- Improve real property or building sites with on-site or off-site improvements;
- Donate real property to private or public persons or entities;
- Finance insurance premiums during the construction or rehabilitation of affordable housing that are administered by governmental or nonprofit organizations;

- Construct, acquire, or rehabilitate properties;
- Provide subsidies to very low, low, or moderate income households;
- Develop plans, pay principal and interest on bonds, loans, advances, or other indebtedness, or pay financing or carrying charges;
- Maintain the community's supply of mobile homes;
- Preserve publicly assisted housing units that are at risk of converting to market rate housing;
- Fulfill replacement housing requirements; and/or
- Subsidize administrative expenses provided the expenses are proportionate to the amount spent on the production, improvement, and preservation of housing.

While the Low/Mod Fund can be used for on- and off-site improvements, the improvements must be made as part of a program that results in new construction or rehabilitation of affordable units, or the Agency must find that improvements are necessary to eliminate a specific condition that jeopardizes the health and safety of existing low and moderate income residents.

Pursuant to Redevelopment law, the Low/Mod fund can be used for the above permissible uses outside of the project area boundaries, provided resolutions are adopted by the city council and the agency. The City of Corona has adopted resolutions to utilize the funds outside of the project area boundaries. Provision of replacement housing using the Low/Mod Fund must always benefit the project area.

Redevelopment Housing Set-Aside Fund Projections

The Corona Redevelopment Agency operates a range of housing programs using its Low/Mod Housing Fund.

The City anticipates a 2% increase annually in the Low/Mod fund. According to Corona's Redevelopment Housing Production Plan, the Redevelopment Agency anticipates the Low and Moderate Income Housing Fund to be allocated as follows: Home Ownership Assistance Program expenditures of $200,000 for 1999 and $200,000 for each year 2000 through 2004; Home Improvement Program expenditures of $400,000 for 1999 and $400,000 each year 2000 through 2004; Infill Housing Program (Villa De Corona) expenditures of

$218,000 between 1999 and 2004; Senior Minor Home Repair Program expenditures of $10,000 for each year between 1999 and 2004; and Mobile Home Repair Program of $75,000 for each year between 1999 and 2004.

2. Community Development Block Grants (CDBG)

CDBG grants are awarded to cities on a formula basis for housing and community development activities. Eligible activities include acquisition, rehabilitation, home buyer assistance, economic development activities, homeless assistance, and public services. The City is anticipated to expend approximately $1.1 million in CDBG funds in the 1999-2000 fiscal year. Activities that will be funded through this program include, but are not limited to, the following: 1) approximately $170,000 in public service projects, including $15,000 to domestic violence facilities; 2) code enforcement activities; and 3) various public facility improvements including, but not limited to streets, parks and recreational facilities, and sewers.

3. HOME Investment Partnership Act

The HOME Investment Partnership is a flexible formula basis grant program awarded to cities as either: 1) part of a County consortium; or 2) as direct, competitive applications to the State of California. Eligible activities include new construction, acquisition, rehabilitation, home buyer assistance and rental assistance. An example of a recently completed project (March 31, 1999) is the Corona Del Rey Rehabilitation Project that consisted of the acquisition and rehabilitation of 160 townhomes in 40 buildings. Approximately $350,000 in HOME funds were used for this project. The City also plans to use $150,000 in HOME funds for the currently planned Corona de Oro project, which will acquire and rehabilitate 72 two-bedroom townhouse units built in 1964.

D. PUBLIC AND NONPROFIT HOUSING DEVELOPERS

The following public agencies and non-profit housing development corporations have previously expressed interest in developing and preserving affordable housing in Riverside County.

1. Riverside County Housing Authority

The Riverside County Housing Authority provides supplemental rental assistance to income-eligible persons seeking affordable housing. The Housing Authority also owns and operates

affordable housing projects throughout the County, and cooperates with local jurisdictions in the rehabilitation and upgrade of multi-family housing units.

2. Southern California Housing Development Corporation (SoCal)

SoCal is a non-profit housing developer dedicated to the development and preservation of significant amounts of affordable housing throughout California. By working closely with city and county governments and other regional agencies, SoCal helps identify and assess affordable housing needs primarily through the acquisition and rehabilitation of existing properties or construction of new housing.

3. Bridges America

Bridges America is a non-profit housing corporation whose objective is to create a lasting and beneficial change in a blighted and deteriorating community by leveraging City funds to acquire and rehabilitate the maximum number of units possible.

4. HomeAid

HomeAid is a non-profit corporation established by the Building Industry Association of Southern California to help alleviate the homeless problem in the region. The HomeAid program has a dual focus - to construct or renovate shelters for the transitionally homeless and to develop housing for very low and low income households.

5. Southern California Presbyterian Homes (SCPH)

SCPH is an experienced non-profit housing developer based in Glendale. Utilizing a variety of federal, state, and local funds, SCPH has developed several large low-income housing projects in southern California.

E. OPPORTUNITIES FOR ENERGY CONSERVATION

Under current law, Corona's Housing Element must include an analysis of opportunities for energy conservation with respect to residential development (Section 65583(a)(7)).

By way of background, the Legislature in 1974 created the California Energy Commission to deal with the issue of energy conservation. The Commission in 1977 adopted conservation standards for new buildings. The Legislature directed the Commission to periodically improve the standards to account for state-of-the-art energy efficient building

design. The Commission has adopted revised energy standards for new residential buildings. The revised energy conservation standards for new residential buildings have been placed in Title 24 of the California Administrative Code. The new standards apply to all new residential buildings (and additions to residential buildings) except hotels, motels, and buildings with four or more habitable stores and hotels. The regulations specify energy saving design for walls, ceilings and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards and the use of non-depleting energy sources, such as solar energy or wind power.

Compliance with the energy standards is achieved by satisfying certain conservation requirements and an energy budget. Among the alternative ways to meet the energy standards are the following:

- Alternative 1: The passive solar approach which requires proper solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels.

- Alternative 2: Generally requires higher levels of insulation than Alternative 1, but has no thermal mass or window orientation requirements.

- Alternative 3: Also is without passive solar design but requires active solar water heating in exchange for less stringent insulation and/or glazing requirements.

Standards for energy conservation, then, have been established. In turn, the home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations.

In relation to new residential development, and especially affordable housing, construction of energy efficient building does add to the original production costs of ownership and rental housing. Over time, however, the housing with energy conservation features should reduce occupancy costs as the consumption of fuel and electricity is decreased. This means the monthly housing costs may be equal to or less than what they otherwise would have been if no energy conservation devices were incorporated in the new residential buildings. Reduced energy consumption in new residential structures is one way of achieving affordable housing costs when those costs are measured in monthly carrying costs as contrasted to original sales price or production costs. Generally speaking, utility costs are among the highest components of ongoing carrying costs.

Opportunities for additional energy conservation practices include the implementation of "mitigation measures" contained in environmental impact reports prepared on residential

projects in the City of Corona. Mitigation measures to reduce energy consumption may be proposed in the appropriate section of environmental impact reports, prepared by or for the City of Corona. These mitigation measures may be adopted as conditions of project approval.

Some additional opportunities for energy conservation include various passive design techniques. Among the range of techniques that could be used for purposes of reducing energy consumption are the following:

- Locating the structure on the norther portion of the sunniest area on the site.
- Designing the structure to admit the maximum amount of sunlight into the building and to reduce exposure of extreme weather conditions.
- Locating indoor areas of maximum usage along the south face of the building and placing corridors, closets, laundry room, power core, and garages along the north face of the building to serve as a buffer between heated spaces of the colder north face.
- Making the main entrance a small, enclosed space that creates an air lock between the building and its exterior; orienting the entrance away from the prevailing winds; or using a windbreak to reduce the wind velocity against the entrance.
- Locating window openings to the south and keeping east, west, and north windows small, recessed and double-glazed.

These and any other potential state-of-the-art opportunities could be evaluated within the context of environmental impact reports and/or site plan review. Feasible site planning and/or building design energy conservation opportunities then could be incorporated into the project design. An evaluation of the potential for energy conservation could be incorporated into the permit and processing procedures of the City.

V. HOUSING PLAN

Chapters II to IV of the Housing Element establish the housing needs, constraints and resources in the City of Corona. The Housing Plan presented in this chapter sets forth the City's goals, policies, and programs to address Corona's identified housing needs. A listing of the programs to implement the City's Housing Element goals and policies is provided in Section C.

A. EVALUATION OF ACCOMPLISHMENTS

In order to craft an effective housing plan to address the identified housing needs in Corona, the City must review the achievements under its existing housing programs. The Corona 1994 Housing Element contained a series of housing programs with defined goals that were to be fulfilled during fiscal year. Housing Choice vouchers and Rehabilitation Housing, Homeless, and Housing Construction and Improvements. The following sections provide a review of the implementing these programs, the effectiveness and continued appropriateness of the programs. The results of this analysis provided the basis for formulating the Housing Plan of the Housing Element.

1. Conserving and Improving Existing Affordable Housing

Program 1 – Owner Occupied Housing Rehabilitation. The City is proud to utilize Redevelopment Housing Set-Aside funds to provide housing rehabilitation to assist low to lower and moderate income homeowners through its Home Improvement Program, Home Repair Grant Program and Mobile Home Loan Program.

1993-1998 Program Objectives

- Provide rehabilitation loan assistance to 40 households annually.
- Provide minor home repair grants to 40 senior households annually.
- Provide mobile home loan assistance to 10 owner and renter households.

1993-1998 Program Accomplishments

- A total of 20 households participated in the Home Improvement Program (20 households in 1994-95 and 0 households in 1995-96).
- A total of 40 senior were assisted through the Minor Home Repair Program (20 persons in 1994-95 and 20 persons in 1995-96). Assistance was terminated after the end of 1995-1996.
- 4 mobile home owners received loans were provided in 1997/98.

V. HOUSING PLAN

Chapters II to IV of the Housing Element establish the housing needs, opportunities and constraints in the City of Corona. The Housing Plan presented in this chapter sets forth the City's goals, policies, and programs to address Corona's identified housing needs. A listing of the programs to achieve the City's Housing Element goals and policies is provided in Section C.

A. EVALUATION OF ACCOMPLISHMENTS

In order to craft an effective housing plan to address the identified housing needs in Corona, the City must assess the achievements under its current housing programs. The Corona 1996 Housing Element contains a series of housing programs with related quantified objectives for the following topic areas: Housing Conservation and Improvement, Housing Assistance, and Housing Construction and Improvement. The following section reviews the progress in implementing these programs, the effectiveness and continued appropriateness of the programs. The results of this analysis provided the basis for developing the Housing Plan of this Housing Element.

1. Conserving and Improving Existing Affordable Housing

Program 1 - Owner Occupied Housing Rehabilitation. The City continued to utilize Redevelopment Housing Set-Aside funds to provide housing rehabilitation assistance to lower and moderate income households through its Home Improvement Program, Senior Minor Home Repair Program and Mobile Home Loan Program.

1996-1998 Program Objectives

- Provide rehabilitation loan assistance to 40 households annually
- Provide senior minor home repair grants to 20 senior households annually
- Provide rehabilitation assistance to 10 coaches and trailers annually

1996-1998 Program Accomplishments

- A total of 50 households participated in the grants and loans programs (28 households in 1996-97 and 22 households in 1997-98).
- A total of 40 seniors were assisted through the Senior Minor Home Repair Program (27 seniors in 1996-97 and 13 seniors in 1997-98). Fourteen senior households were also assisted in 1998-1999.
- 4 mobile home rehabilitation loans were provided in 1997-98.

Program 2 - Home Ownership Assistance Program. This program was created to assist low and median first-time homebuyers with their down payment in the purchase of a home.

1996-1998 Program Objectives

- The City's goal is to provide homeownership assistance to 35 households annually.

1996-1998 Program Accomplishments

- A total of 64 households were assisted with homeownership assistance (28 first time homebuyers in 1996-97 and 36 first time homeowners in 1997-98). Another 34 households were assisted in 1998-1999.

Program 3 - Condominium Conversion Ordinance. Applications may be filed only when vacancy rate exceeds 5 percent. This program only applies to conversion of units not built to condominium standards. If the project was subdivided and built as condominiums but rented initially, the conversion is by right.

1996-1998 Program Objectives

- The City will continue to implement the condominium conversion ordinance.

1996-1998 Program Accomplishments

- No application for condominium conversion has been filed during the 1996-1998 period which is primarily attributable to the recession and lack of a market for condominium units.

Program 4 - Mobile Home Park Zoning. This is an exclusive zone in the City for mobile home parks to preserve affordable housing.

1996-1998 Program Objectives

- The City will continue to implement the mobile home park zone.

1996-1998 Program Accomplishments

- All mobile home parks have stayed in operation in the Mobile Home Park (M-P) zone during the 1996-1998 period. As of 1998, there is only 0.9 acre of vacant land remaining in the M-P zone within the City.

Program 5 - Tenant Based Section 8 Rental Assistance. The Tenant Based Section 8 Rental Assistance program is operated by the Riverside Housing Authority for the City of Corona. The program is limited to very low income households, at or below 50 percent of the area median income.

1996-1998 Program Objectives

- Continue to provide tenant-based rental assistance to approximately 200 households through cooperation with the Riverside County Housing Authority.

1996-1998 Program Accomplishments

- Between 170 to 214 households were assisted with Section 8 vouchers and certificates each year.

Program 6 - Conservation and Future Affordable Units. Financial and institutional resources are made available by the City to preserve and replace affordable housing. A variety of funding sources are used including HUD Funds, CDBG funds, Home Funds and Housing Set-Aside funds.

1996-1998 Program Objectives

- Conserve the 197 units at-risk of losing affordability controls prior to July 1, 2003.

1996-1998 Program Accomplishments

- Currently, 1,101 affordable units in Corona are assisted by the City.

Program 7 - Neighborhood Improvements (Enhancing Community Pride). This program consists of public improvements such as streets, curbs, gutters and water lines in addition to the "Graffiti Removal Program".

1996-1998 Program Objectives

- Continued implementation of neighborhood public improvements, property maintenance ordinance, design review and historical preservation ordinance.

1996-1998 Program Accomplishments

- The City has continued the neighborhood public improvements project, using $2,257,737 in CDBG funds to improve parks, street lights, water lines and sidewalks. Special projects for neighborhood improvement in low income areas have included $51,163 for graffiti removal, $52,500 for code enforcement and $15,700 for tree planting.

2. Provision of Adequate Housing Sites

Program 8 - Site Availability. Processing of applications for entitlement to residential land use.

1996-1998 Program Objectives

- Provide zoning at appropriate densities and focus on the acquisition and rehabilitation of underutilized sites.

1996-1998 Program Accomplishments

- The City has adopted one residential specific plan since 1996. Development within those Specific Plans and five older Specific Plans are currently in process and combined, include over 1,700 units of various densities and affordability.

Program 9 - Multi-Family Acquisition and Rehabilitation. The identification of existing multi-family structures for upgrading and the provision of affordable housing.

1996-1998 Program Objectives

- Use Redevelopment Set-Aside funds to assist in the acquisition of existing apartment buildings in need of upgrading in exchange for long-term affordability controls.

1996-1998 Program Accomplishments

- Between 1996 and 1998, the City utilized no Redevelopment Set-Aside funds to assist with the upgrading of multi-family units in the City. However, a total of 160 low and moderate income units were achieved with mortgage revenue bonds (see accomplishments under Program 15).

Program 10 - Second Units. Section 17.85.010 of the City's Zoning Code permits second units.

1996-1998 Program Objectives

- Continued implementation of the provisions in Section 17.85.010 of the Zoning Code to permit second units.

1996-1998 Program Accomplishments

- Between 1996 and 1998, the City continued to allow second units with a minimum size of 8,000 square feet. A total of 3 second units were achieved.

Program 11 - Enhance and Preserve Existing Historic Structures. Preservation and rehabilitation of historic structures helps to enhance existing neighborhoods and provide low income housing due to their age and smaller size.

1996-1998 Program Objectives

- Prepare and consider for adoption a Historic Element of the General Plan and a Specific Plan for preservation and property maintenance within the Circle area. The City will also pursue sources of funds and incentives such as the Mills Act Ordinance.

1996-1998 Program Accomplishments

- Between 1996 and 1998, the City started development of a Historic Element of the General Plan and prepared a Downtown Specific Plan that sets standards and policies for historic preservation and property maintenance.

Program 12 - Provision of Sites for Homeless Shelters/Transitional Housing. The City's Zoning Code allows homeless shelters and transitional housing in the M-1, M-2 and M-3 zones through building and zoning administration approval.

1996-1998 Program Objectives

- Continue to support efforts by non-profits to expand transitional and temporary housing units with support services in the City.

1996-1998 Program Accomplishments

- The Circle of Hope Homeless Shelter (also known as the Salvation Army) officially opened in May 1997 to provide emergency and transitional housing to homeless individuals and families. During July 1997-July 1998, the City helped provide assistance to 338 homeless persons.

Program 12A - Homeless Support Services. The City provides funding to agencies providing support services to the homeless. The City currently supports the following agencies: 1) Settlement House; 2) Alternatives to Domestic Violence and 3) Circle of Hope (Salvation Army) Homeless Shelter.

1996-1998 Program Objectives

- Continue to provide financial support to social service agencies.

1996-1998 Program Accomplishments

- The Settlement House served 75 Corona residents in 1996-1997, and 150 Corona residents in 1997-1998. In 1996-1997 the Alternatives to Domestic Violence

agency served 14 households. During July 1997-July 1998, the City helped provide assistance to 338 homeless persons.

3. Assisting in Development of Affordable Housing

Program 13 - Self-Help Housing Program. The City is working with Habitat for Humanity to assist very low income renters to build their own homes.

1996-1998 Program Objectives

- Two units per year for very low income households in conjunction with Habitat for Humanity.

1996-1998 Program Accomplishments

- Between 1996 and 1998, no units were built in conjunction with Habitat for Humanity. However, land was acquired in 1999 to facilitate a joint venture with Habitat for Humanity.

Program 14 - Density Bonus Program. Implement density bonus program consistent with State law.

1996-1998 Program Objectives

- Inform prospective developers of options for density bonuses.

1996-1998 Program Accomplishments

- The City has continued to implement its density bonus agreements pursuant to state law. No density bonus was achieved as no density bonus was requested.

Program 15 - Multi-Family Mortgage Revenue Bonds. Sponsor bond financing for several multi-family rental projects to help provide low/moderate income housing.

1996-1998 Program Objectives

- Issue multi-family tax exempt bond to finance the purchase and rehabilitation of deteriorated apartment complexes by a non-profit developer.

1996-1998 Program Accomplishments

- In 1996, the Redevelopment Agency and the Southern California Housing Development Corporation (So Cal Housing) entered into an agreement to acquire and rehabilitate the 160-unit complex known as Corona Del Rey, using tax exempt bonds. All 160 units of this project, completed in March of 1999 are restricted as to rents and income of the tenants for 55 years. In 1999, the Redevelopment Agency issued a $4,725,000 mortgage revenue bond to So Cal Housing to

purchase the eighteen (18) four-plex apartment buildings located on Cota and Second Streets. So Cal will manage the apartments, which will provide 72 low and moderate income housing units in the City until 2054.

4. **Removing Governmental Constraints**

Program 16 - Zoning Ordinance. Ensure City standards are not excessive and do not unnecessarily constrain affordable housing.

1996-1998 Program Objectives

- Continue to monitor the City's zoning ordinance to ensure standards do not excessively constrain affordable residential development.

1996-1998 Program Accomplishments

- The City continued to monitor the City's Zoning Ordinance to ensure that the standards did not excessively constrain affordable residential development.

Program 17 - Development Fees. When possible, reduce or waive City development fees to lower residential construction costs, and ultimately, sales prices.

1996-1998 Program Objectives

- Continue to use Redevelopment Housing Set-Aside funds to pay development fees on projects with units set aside for lower income households.

1996-1998 Program Accomplishments

- The city continued to support the use of Redevelopment Housing Set-Aside funds to pay development fees in projects with units set aside for lower income households.

Program 18 - Expedited Project Review and Hearing Process. The City will minimize project holding costs on affordable housing projects.

1996-1998 Program Objectives

- Continue to provide priority processing for projects with an affordable housing component, minimizing processing times.

1996-1998 Program Accomplishments

- The City continued to provide priority processing for projects with an affordable housing component, minimizing processing times.

5. Promoting Equal Housing Opportunity

Program 19 - Fair Housing Program. The City's Fair Housing Program provides tenant rights assistance, investigates discrimination complaints and provides tenant/landlord mediation.

1996-1998 Program Objectives

- Continue to contract for Fair Housing Programs to ensure open housing practices for all residents.

1996-1998 Program Accomplishments

- CDBG funds were used to provide fair housing services to Corona residents (1,300 residents were assisted in 1996-97 and 7,566 residents were assisted in 1997-98).

Summary

While the 1996 program objectives have generally been met, the City has also implemented other programs to provide affordable housing opportunities that were not identified in the 1996 Housing Element. Since 1996, the City has been an entitlement City for CDBG funding. Programs and projects that the City has supported through CDBG funding include its fair housing program, four emergency shelter and transitional housing support service programs, and neighborhood revitalization and rehabilitation activities such as code enforcement.

For the 1989-1997 Housing Element cycle, the City has a RHNA of 3,507 units. Based on the City's 1996 Housing Element, more than 10,553 units were constructed between 1989 and 1995, leaving a RHNA of only 491 units for very low income households as shown in Table V-1. Since 1996, an additional 3,336 single-family and condominium units were constructed in the City. According to the City's data base, 133 units were sold at prices below $140,000. However, no multi-family housing construction occurred during those years in the City and few such units were constructed in the region. As part of this Housing Element update, the City has included programs to facilitate the development of affordable ownership and rental housing through a variety of incentives, including development fee reimbursement, density bonus, assistance in site identification and acquisition, priority processing, and provision of financial assistance.

Table V-1
Corona 1989-1998 Quantified Objectives Accomplishments

Income category	1989-1997 RHNA	Constructed 1989-1995	Remaining Need 1996-1997	Constructed 1996-1997	Total Constructed 1989-1997	% RHNA Met
Very low	491	0	491	0	0	0%
Low	648	1,757	(1,109)	0	1,757	271%
Moderate	579	4,457	(3,878)	1,668	6,125	1058%
Above moderate	1,789	4,339	(2,550)	1,668	6,007	336%
TOTAL	3,507	10,553		3,336	13,889	396%

B. GOALS AND POLICIES

The goals and policies Corona intends to implement over the next five years address the following five major issue areas:

- Conserving and improving the existing stock of affordable housing
- Providing adequate sites to achieve a variety and diversity of housing
- Assisting in the development of affordable housing
- Removing governmental constraints as necessary
- Promoting equal housing opportunity

GOAL 1: Promote and maintain a balance of housing types and corresponding affordability levels to provide for the community's demands for housing within all economic segments of the City.

Policy 1.1: Improve access to affordable housing for all segments of the community, particularly for low/moderate income residents by continuing to work with the private and public sectors towards unit affordability. *(Programs 1, 2, 3, 4, 5, 6, 7)*

Policy 1.2: Continue to support nonprofit and for-profit organizations in their efforts to construct, acquire and improve housing to be affordable to lower and moderate income households. *(Programs 8, 10, 15, 17, 18, 19)*

Policy 1.3: Promote specific plans that provide a variety of housing types and densities based on the suitability of the land, including the availability of infrastructure, the provision of adequate City services and recognition of environmental constraints. *(Programs 5, 9, 17, 19)*

Policy 1.4: Provide sites for residential development, available in response to market demands, so that scarcity of land does not unduly increase the cost or decrease the availability of housing for all segments of the community. *(Programs 5, 9, 11, 17, 19, 20, 21, 22)*

GOAL 2: Promote and preserve suitable and affordable housing for persons with special needs, including large families, single parent households, the disabled, senior citizens and shelter for the homeless.

Policy 2.1: Encourage the development of rental units with three or more bedrooms to provide affordable housing for large families. *(Programs 17, 18, 19)*

Policy 2.2: Work with private, nonprofit agencies and private sector developers to encourage development of senior housing. *(Programs 17, 19)*

Policy 2.3: Encourage the production of assisted living facilities (single story houses and apartments) to facilitate access for the disabled and the elderly. *(Program 17, 19, 23)*

Policy 2.4: Provide emergency shelter with transitional support for city residents, including disadvantaged groups. *(Programs 11, 13, 14)*

Policy 2.5: Encourage the upgrade and conversion of older motels to single-room-occupancy housing. *(Program 12)*

GOAL 3: Maintain high quality residential development standards to ensure the establishment of livable neighborhoods with lasting safety and aesthetic value, and to promote the maintenance and preservation of historic neighborhoods.

Policy 3.1: Recognize the City's inventory of existing historic structures and seek programs to enhance and preserve those neighborhoods. *(Programs 1, 2, 7, 8, 10)*

Policy 3.2: Encourage the revitalization of the existing dwelling units in the Circle area through rehabilitation programs. *(Programs 1, 2, 7, 8, 10)*

Policy 3.3: Provide public services and improvements that enhance and create neighborhood stability. *(Program 8)*

Policy 3.4: Continue to establish and enforce property maintenance regulations that promote the sound maintenance of property and enhance the livability and appearance of residential areas. *(Programs 8, 10)*

Policy 3.5: Enact design review for new residential developments to ensure the construction of livable and aesthetically pleasing neighborhoods. *(Program 8)*

GOAL 4: Assure that housing opportunities are available to all persons without regard to race, color, ancestry or national origin, religion, or marital status.

Policy 4.1: Coordinate housing actions with social service agencies and support efforts of organizations dedicated to working toward elimination of discrimination in housing. *(Program 23)*

Policy 4.2: Promote and provide for non-discrimination in all City programs. *(Program 23)*

C. HOUSING PROGRAMS FOR 2000-2005

The goals and policies contained in the Housing Element address the identified housing needs in Corona and are implemented through a series of housing programs. Housing programs define the specific actions the City will take to achieve specific goals and policies.

Housing programs include programs currently in operation in the City to address the City's unmet housing needs. This section provides a description of each housing program, and program goals for the 2000-2005 period.

The Housing Program Summary Table V-2 summarizes the goals of each housing program, along with identifying the program funding source, responsible agency, and time frame for implementation. Table V-3 depicts the Quantified Objectives of the Housing Element for the 2000-2005 period.

1. Conserving and Improving Existing Affordable Housing

Maintaining Corona's older residential neighborhoods is vital to preserving the overall high quality and character of the community. In addition to maintaining the City's housing stock, Corona must also conserve affordable units in the community. The cost of

housing has rendered housing in Corona unaffordable to many individuals, especially the elderly and first-time homebuyers. The preservation of affordable housing is important in ensuring that adequate housing opportunities are available to all residents.

Program 1. Owner-Occupied Housing Rehabilitation. The City offers rehabilitation assistance to lower income homeowners. Recently, the City restructured its rehabilitation programs in order to improve the effectiveness and expand the scope of these programs.

Program 1A. Owner-Occupied Loan Program. Through the use of Redevelopment Housing Set-Aside funds, the City will provide rehabilitation assistance to low income (up to 80 percent of County Median Family Income) homeowners. The City's Owner-Occupied Loan Program provides zero interest loans to income qualified owner-occupants to improve their single-family homes, condominiums, and mobile homes. The maximum loan amount is $30,000 for single-family homes and condominiums and $10,000 for mobile homes. The loan term is 30 years or upon sale, change in title, owner ceases to reside as primary residence, or when equity is withdrawn from the property. In an effort to eliminate overcrowded households, bedroom additions are eligible activities under this program.

> ***2000-2005 Program Objective:*** The City will continue to utilize Redevelopment Housing Set-Aside funds. The City's goal is to provide rehabilitation assistance to 20 single-family homes and condominiums and 7 mobile home coaches and trailers annually.

Program 1B. Owner-Occupied Grant Program. Through the use of Redevelopment Housing Set-Aside funds, the City will provide grants of up to $5,000 to very low income owner-occupants in order to make minor repairs to their single-family homes, condominiums, and mobile homes. The grants help preserve the City's existing inventory of affordable housing in good repair by making these minor health and safety repairs that otherwise would be deferred.

> ***2000-2005 Program Objective:*** The City will continue to utilize Redevelopment Agency Housing Set-Aside funds. The City's goal is to provide rehabilitation grants to 20 households annually.

Program 2. First-Time Homebuyer Programs. The City has developed a program funded with Redevelopment Housing Set-Aside funds which offers down payment assistance to first-time homebuyers earning up to 100 percent of median income.

Program 2A. Level 1. This program offers downpayment assistance of up to $30,000 and closing costs assistance of up to $2,500 to low income (up to 80 percent of County Median Family Income) first-time homebuyers to purchase a single-family home or condominium in Corona. The loan term is 30 years with a simple interest rate set at 3 percent for the first 10 years. After 10 years, the interest rate will be reduced to zero. The loan is 100 percent repayable upon sale, change in title, owner ceases to reside in unit as primary residence, or when equity is withdrawn from the property.

> ***2000-2005 Program Objective:*** The City will continue to utilize Redevelopment Agency Housing Set-Aside funds to provide ownership assistance. The City's goal is to provide homeownership assistance to 10 households annually.

Program 2B. Level 2. This program offers downpayment assistance of up to $18,000 and closing costs assistance of up to $2,500 to moderate income (up to 100 percent of County Median Family Income) first-time homebuyers to purchase a single-family home or condominium in Corona. The loan term is 30 years with a simple interest rate set at 3 percent for the first 10 years. After 10 years, the interest rate will be reduced to zero. The loan is 100 percent repayable upon sale, change in title, owner ceases to reside in unit as primary residence, or when equity is withdrawn from the property.

> ***2000-2005 Program Objective:*** The City will continue to utilize Redevelopment Agency Housing Set-Aside funds to provide ownership assistance. The City's goal is to provide homeownership assistance to 5 households annually.

Program 3. Mortgage Credit Certificates. The Mortgage Credit Certificate (MCC) is a way for the City to further leverage homeownership assistance. MCCs are certificates issued to income qualified first-time homebuyers authorizing the household to take a credit against federal income taxes of up to 20 percent of the annual mortgage interest paid. The mortgage payments are used to repay the bonds; there is no City fee guarantee required. The City is part of a coalition consisting of the County of Riverside and several other cities in providing MCCs to income qualified first time homebuyers. The City contributes to the administration costs annually.

> ***2000-2005 Program Objective:*** The City will continue to participate in the MCC program by contributing to the administration costs. The assistance goal for the program is 10 households per year.

Program 4. Condominium Conversion Ordinance. The City has adopted a condominium conversion ordinance to provide protection to tenants of apartment units

proposed for conversion to condominium ownership. This program only applies to conversion of apartment units not built to condominium standards. If the project was subdivided and built as condominiums but rented initially, the conversion to condominium ownership is by right.

> ***2000-2005 Program Objective:*** The City will continue to implement the condominium conversion ordinance.

Program 5. Mobile Home Park Zoning. The City has established an exclusive zone for mobile home parks as a measure to preserve existing mobile home parks. Conversion of mobile home parks would therefore trigger a zone change and public hearing requirements.

> ***2000-2005 Program Objective:*** The City will continue to implement the mobile home park zone.

Program 6. Tenant-Based Section 8 Rental Assistance. Under this program which is implemented through the Riverside County Housing Authority, very low income renters receive supplemental assistance for rent in order that they can afford standard housing without becoming rent burdened. The section 8 rental assistance program extends rental subsidies to low-income family and elderly which spend more than 30 percent of their income on rent. The subsidy represents the difference between the excess of 30 percent of the monthly income and the fair market rent. The voucher program is similar to the Section 8 Program, although participants receive housing "vouchers" rather than certificates. Vouchers permit tenants to locate their own housing. Unlike the certificate program, participants are permitted to rent units beyond the federally determined fair market rent in an area, provided the tenants pay the extra rent increment.

> ***2000-2005 Program Objective:*** Continue to provide tenant-based rental assistance to approximately 200 households through cooperation with the Riverside County Housing Authority.

Program 7. Conservation of Existing and Future Affordable Units. A total of 277 units in Corona are at risk of losing their affordability controls prior to July 1, 2010. It is the objective of the City to either retain or replace as low-income housing all 277 at-risk units in the City. The City's Redevelopment Agency and/or Planning Department will:

- Provide technical assistance to owners of units at risk of conversion to non-low income housing units, such as, evaluation of legal and procedural framework

for preservation; determination of the feasibility of acquiring and preserving at risk housing; analysis and preservation of units at risk of conversion; work with developers nonprofit and residents interested in negotiating for acquisition of units at risk.

- Contact owner 1 year prior to expiration of affordability controls to inquire about refinancing or other sources of keeping units affordable.

- Assist interested project owners in securing multi-family tax-exempt bond financing refunding to continue affordability of bond units at risk of expiring.

- Make financial resources through CDBG, federal, state, and local sources to preserve units at risk.

- When feasible, provide for long-term affordability for all new projects and renegotiated projects. Add anti-displacement provisions that allow the residents in the units at the end of the term of affordability to remain and continue under the affordable program until no longer income eligible or choose to move. This will allow for attrition of affordable units and avoid an economic hardship at the end of affordable controls.

- Provide Replacement Housing: The City and its Redevelopment Agency is committed to providing affordable housing through the acquisition and rehabilitation of dilapidated apartment buildings. Much of this activity can be seen as replacement housing for the units at risk.

2000-2005 Program Objective: Conserve the 277 units at risk of losing affordability controls prior to July 1, 2005.

Program 8. Neighborhood Improvements (Enhancing Community Pride). This program consists of public improvements such as streets, curbs, gutters and water lines in addition to the "Graffiti Removal Program". Important to a successful housing preservation program is the borrowers "willingness" to make improvements. Most property owners will only make further investments in their property if they believe that there is an optimistic future for the particular neighborhood where the property is located and that their additional investment in their property will be matched by other owners. The City will continue to develop methods designed to increase the city's collective sense of community pride. Additionally, the City is currently updating the property

maintenance ordinance, and implements design review and its historical preservation ordinance.

> ***2000-2005 Program Objective:*** Continued implementation of neighborhood public improvements, property maintenance ordinance, design review, and historical preservation ordinance.

2. Providing Adequate Housing Sites

A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for housing of all types, sizes, and prices. This is an important function in both zoning and General Plan designations. The City of Corona's regional housing growth need for the 2000-2005 period is 3,054 units.

Program 9. Site Availability. The City will continue to process applications for entitlement to residential land use and encourage planning and regulatory actions (i.e. specific plans) to achieve adequate housing sites offering a range of housing types and styles. A variety of residential types are provided for in Corona, ranging from 0 to 22 dwelling units per acre, with higher densities achievable through density bonus provisions. The residential development capacity under the existing Land Use Plan is adequate to meet the City's overall share of regional housing needs, which have been identified as 3,054 units through June 30, 2005.

> ***2000-2005 Program Objective:*** The City's objective will be to provide zoning at appropriate densities which will provide the opportunity for developers to help fulfill the regional housing needs. Also, the City's housing programs focus on the acquisition and rehabilitation of underutilized parcels in order to help fulfill housing needs.

Program 10. Multi-Family Acquisition and Rehabilitation. In addition to the provision of sites for new construction of affordable housing, an important component of Corona's housing strategy is identification of existing multi-family structures for upgrading and maintaining as affordable housing. The City contains numerous older apartment complexes, many in substandard condition, with potential for acquisition and rehabilitation. Acquisition and rehabilitation is more cost-effective than new construction of affordable units, and provides the additional benefit of improving the stock of substandard multi-family housing in the City.

The Redevelopment Agency will continue working with Southern California Housing Development Corporation, a non-profit developer, to rehabilitate 18 identical 4-plexes that had been previously owned by sixteen different owners. These 72 units are 2-bedroom townhouses that were built in 1964. After rehabilitation of the facility, the property will be converted to a 100 percent affordable rental community with 20 percent of the units at 60 percent of the area median income and 60 percent of the units at 80 percent of the area median income. All units will be restricted for a period of 55 years.

> ***2000-2005 Program Objective:*** Achieve rehabilitation and deed-restriction of 72 rental units by end of 2001. Utilize Redevelopment Set-Aside funds to assist both non-profit and for-profit developers to acquire existing apartment buildings in need of upgrading, in exchange for long-term affordability controls on some or all of the units.

Program 11. Second Units. The City will continue to implement provisions in the Corona Zoning Code to permit second units. Corona has established a secondary residential unit permit procedure which provides for the construction of secondary units on residential lots with a minimum size of 8,000 square feet.

> ***2000-2005 Program Objective:*** Continued implementation of the provisions in Section 17.85.010 of the Zoning Code to permit second units.

Program 12. Facilitate Conversion of Older Motels to SROs and Apartment Units. A number of older, rundown motels located along Sixth Street in the City are being converted to weekly and monthly rentals. These motels are not equipped for longer term occupancy, and result in inadequate and often overcrowded housing conditions.

> ***2000-2005 Program Objective:*** The City will pursue adoption of programs to facilitate and regulate conversion of motels to permanent living quarters either as SROs or by combining rooms and converting to apartment units. The City will need to establish development standards which define SRO units and address occupancy standards, parking, etc. to ensure the provision of adequate housing for occupants, but do not unduly add to costs of conversion. Pursue sources of funds to assist in conversions/needed rehabilitation improvements in exchange for affordability controls on units.

Program 13. Provision of Sites for Homeless Shelters/Transitional Housing. The City's zoning ordinance allows homeless shelters and transitional housing in the M-1, M-2, and M-3 zones through building and zoning administration approval. The City

provided financial support for development of Circle of Hope Homeless Shelter. The shelter provides supportive services within the city such as food, clothing, temporary and transitional housing, and showers.

> ***2000-2005 Program Objective:*** The City will continue to support efforts by non-profits to expand transitional and temporary housing with support services in the City.

Program 14. Homeless Support Services. The City provides funds to agencies providing support services to the homeless. The City currently supports the following agencies:

> *Settlement House.* Located in the City of Corona, the Settlement House offers rent/mortgage assistance and emergency shelter vouchers to those who are in danger of becoming homeless. Donations of food and clothing are also made available.
>
> *Alternatives to Domestic Violence.* The Agency offers temporary emergency shelter and support services for women and children who are victims of domestic violence. A satellite office is located in the City of Corona.
>
> *Salvation Army.* The Salvation Army provides emergency and transitional housing services to homeless individuals. A total of 84 beds are available at the shelter located within the City limits.
>
> ***2000-2005 Program Objective:*** The City will continue to provide financial support to social service agencies providing emergency and transitional housing to the homeless population.

3. Assisting in Development of Affordable Housing

New construction is a major source of housing for prospective homeowners and renters. However, the cost of new construction is substantially greater than other program categories. Incentive programs, such as density bonus, offer a cost-effective means of facilitating affordable housing development. Public sector support for new construction includes the following programs for low- and moderate-income housing development.

Program 15. Self-Help Housing Program. The City is currently working with Habitat for Humanity to assist very low income renters to build their own homes and become first-time homebuyers. The City is interested in continuing this relationship with Habitat

for Humanity, as well as other self-help builders. Specifically, the City uses Redevelopment Set-Aside funds to purchase land and provide the land to Habitat for Humanity for development of self-help housing.

> ***2000-2005 Program Objective:*** Provide six units for very low income households in conjunction with Habitat for Humanity by the end of fiscal year 2005.

Program 16. Infill Housing Development. The City is in the process of developing an Infill Housing Development Program. This program will focus on existing housing units that are tagged by Code Enforcement as dilapidated to the extent that the units are no longer habitable. The Agency will use Redevelopment Housing Set-Aside and/or State HOME funds to reconstruct the units or provide financial assistance to the property owners to reconstruct the units. The units will be made available as housing affordable to lower income households through deed restrictions.

> ***2000-2005 Program Objective:*** Establish program by end of 2001 and apply State HOME funds to implement program. The City's goal is to produce 2 new affordable units per year through this program.

Program 17. Density Bonus Program. The City is currently operating a density bonus program. State Law (Government Code Section 6591 for affordable housing) provides a framework for density bonuses requiring cities to grant developers a minimum of 25 percent density bonus above zoning ordinance limits if the developer provides at least 20 percent of the units for low-income households, 10 percent for very low income households, or at least 50 percent of the proposed units for elderly. In addition to the density bonus, at least one other regulatory concession must be made by the City (for example, reducing application fees). The purpose of the program is to provide incentives to the private sector to build very low and low income housing by increasing the number of units above that normally permitted by the zoning.

> ***2000-2005 Program Objective:*** Inform prospective developers of options for density bonuses.

Program 18. Multi-Family Mortgage Revenue Bonds. The Corona Redevelopment Agency has in the past offered bond financing for several multi-family rental projects in exchange for setting aside a portion of the units for low income households. The City is committed to providing low/moderate income housing. Given the current over-supply of apartment units in the City, it is unlikely the Agency will issue additional bond financing in the immediate future. In addition, as affordability controls on existing bond projects

begin to expire, the Agency can work with project owners to refinance bonds and preserve the restricted units as low income housing.

> ***2000-2005 Program Objective:*** Issue multi-family tax exempt bond to finance the purchase and rehabilitation of dilapidated apartment complexes by non-profit developers (see also Program 10). Work with owners of existing bond-financed projects to expand affordability controls through re-financing.

Program 19. Affordable Housing Development. Affordable housing development will focus on the City's vacant and infill lots discussed in Section IV. A (Housing Opportunties) of this Element. The City is working with several nonprofit housing developers such as Habitat for Humanity, Worldwide Housing, Bridges America, and Southern California Housing Development Corporation to pursue both ownership and rental affordable housing development. The City has assisted these affordable housing developers in identifying appropriate sites for housing development and is working with these developers to design appropriate products.

In tandem with the downtown revitalization efforts, the City will actively pursue State and federal funds that can be used to facilitate the infill development of residential mixed use projects in the downtown area. Specifically, programs such as Downtown Rebound offered by the State HCD will be evaluated and pursued, if feasible.

> ***2000-2005 Program Objectives:*** The City will facilitate affordable housing production through assistance in site identification and acquisition, priority processing, as well as provision of incentives. Depending on need, incentives may include density bonuses, development fee reimbursement, provision of set-aside and other funding.
>
> To facilitate affordable housing development, the City will explore a variety of funding resources, including Downtown Rebound and State HOME funds. The City will periodically check with the State HCD for current and new funding availability. If appropriate, the City will partner with private for-profit or non-profit developers to apply for funding; staff resources will be allocated to identify projects and prepare funding applications.
>
> Eligibility for many HCD housing funds is tied to the status of a community's Housing Element. A city without a Housing Element that is certified by the State as being in compliance with State laws is not eligible to apply for most HCD housing funds, such as the HOME funds. The City's goal is to achieve certification status for

the 2000-2005 Corona Housing Element. If successful, the City will apply for HOME funds to facilitate affordable housing development in 2002 and annually thereafter.

4. Removing Governmental Constraints

To facilitate housing development, the Corona Housing Element must address and where appropriate and legally possible, remove governmental constraints affecting the maintenance, improvement, and development of housing. The following programs are designed to lessen governmental constraints on housing development.

Program 20. Zoning Ordinance. Ensure City standards are not excessive and do not unnecessarily constrain affordable housing. The following Corona Zoning Ordinance provisions facilitate the development and conservation of affordable housing:

- Provision for second units
- Regulations pertaining to condominium conversions
- Density bonus program
- Manufactured Housing on residential lots

In addition, the City utilizes Specific Plans as a means of providing greater flexibility in development standards while enhancing project design.

> ***2000-2005 Program Objective:*** Continue to monitor the City's zoning ordinance to ensure standards do not excessively constrain affordable residential development.

Program 21. Development Fees. Various fees and assessments are charged by the City to cover the costs of processing permits and providing services and facilities. While almost all these fees are assessed on a pro rata share system, they often contribute to the cost of housing and constrain the development of lower priced units. The reduction of City fees can lower residential construction costs and ultimately, sales and rental prices.

> ***2000-2005 Program Objective:*** In an effort to assist in the rehabilitation and development of affordable housing, the City will continue to utilize Redevelopment Housing Set-Aside funds to pay development fees on projects with units set aside for lower income households.

Program 22. Expedited Project Review and Hearing Process. Holding costs incurred by developers are ultimately reflected in the unit's selling price. The City will minimize project holding costs on affordable housing projects.

> ***2000-2005 Program Objective:*** The City will continue to provide priority processing for projects with an affordable housing component thereby minimizing processing times.

5. Promoting Equal Housing Opportunity

In order to make adequate provision for the housing needs of all economic segments of the community, the housing plan must include actions that promote housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age, or physical disability.

Program 23. Fair Housing Program. The City's Fair Housing Program provides tenant rights assistance, investigates discrimination complaints and provides tenant/landlord mediation. The City on an annual basis funds the Fair Housing Council of Riverside to educate Corona residents on their rights as tenants and homeowners. The counseling is designed to limit discrimination in housing on the basis of race, color, national origin, handicap, gender, or creed and to assist with landlord/tenant problems.

The Fair Housing Council disseminates information to Corona residents by placing brochures and flyers at the Neighborhood Center, the City Clerk's Office, the Housing and Development Department, the Library and the Senior Center. They conduct information meetings with the Corona/Norco Board of Realtors on an annual basis and provide information to various real estate agencies. The Fair Housing Council operates an office two days a week at the Corona Library to enable them to provide better service to Corona residents.

> ***2000-2005 Program Objective:*** The City will continue to contract for Fair Housing Programs to ensure open housing practices for all residents. The City will encourage affirmative marketing on all residential projects, and will require developers to advertise to under-represented minority groups to indicate the availability of housing units which meet affordable housing requirements.

Table V-2
Housing Program Summary

Housing Program	Program Action (# Units to Be Achieved)	Funding Source	Responsible Agency	Time Frame
Conserving and Improving Existing Affordable Housing				
1. Owner-occupied Housing Rehabilitation				
A. Owner-Occupied Loan Program	20 single-family homes and condominiums and 7 mobile home coaches and trailers to be assisted annually	Low/Mod Housing Funds	RA	Continued Implementation
Owner-Occupied Grant Program	20 units to be assisted annually	Low/Mod Housing Funds	RA	Continued Implementation
2. First-Time Homebuyer Programs				
A. Level 1	10 households annually	Low/Mod Housing Funds	RA	Continued Implementation
B. Level 2	5 households annually	Low/Mod Housing Funds	RA	Continued Implementation
3. Mortgage Credit Certificate Program	10 households annually	MCC	County of Riverside and Corona Planning Department	Continued Implementation and Contribution to Administration Costs
4. Condominium Conversion Ordinance	Continued implementation of ordinance	General Fund C.U.P. Fee	Planning	Continued Implementation

Table V-2
Housing Program Summary

Housing Program	Program Action (# Units to Be Achieved)	Funding Source	Responsible Agency	Time Frame
5. Mobile Home Park Zoning	Continued implementation of ordinance	General Fund	Planning	Continued Implementation
6. Tenant Based Section 8 Rental Assistance	Continued assistance to approximately 200 households	U.S. Dept. of Housing and Urban Development	Riverside County Housing Authority	Ongoing per HUD funding
7. Conservation of Existing and Future Affordable Units	Conserve the 277 units at risk of losing affordability controls prior to June 30, 2010.	HUD; CDBG; Low/Mod Housing Funds; and other available funds as necessary.	Planning; Economic Dev.	Conserve all 277 affordable units through 2005.
8. Neighborhood Improvements	Continued Implementation	General Fund, CDBG; Redevelopment	Planning, RA; Public Works	On-going per CDBG funding source
Provision of Adequate Housing Sites				
9. Site Availability	Continued Implementation	General Fund	Planning	On-going
10. Multi-Family Acquisition and Rehabilitation	Continue to utilize redevelopment set-aside funds to assist in the acquisition and rehabilitation of multi-family housing projects.	Low/Mod Housing Funds	Planning	Achieve rehabilitation of 72-unit project by end of 2001. On-going implementation
11. Second Units	Continued Implementation	General Fund	Planning	On-going Implementation
12. Facilitate Conversion of Motels to SRO's and Apartment Units	Continued Implementation	Low/Mod Housing Funds	Planning; RA	On-going

Table V-2
Housing Program Summary

Housing Program	Program Action (# Units to Be Achieved)	Funding Source	Responsible Agency	Time Frame
13. Provision of sites for Homeless Shelters/Transitional Housing	Continue to support efforts to expand transitional and temporary housing.	Low/Mod Housing Funds	RA	Continued Implementation
14. Homeless Support Services	Continue to provide financial support to social service agencies.	Low/Mod Housing Funds	RA	Continued Implementation
Assist in Development of Affordable Housing				
15. Self-Help Housing Program	2 units per year	Low/Mod Housing Funds	RA	Continued Implementation
16. Infill Housing Program	Apply for State HOME fund as appropriate and reconstruct 2 units per year	Low/Mod Housing Funds and State HOME funds	RA	Establish program by end of 2001.
17. Density Bonus Program	Inform prospective developers of options for density increases.	General Fund	Planning	Continued Implementation
18. Multi-family Mortgage Revenue Bonds	Issue multi-family tax exempt bond for 160 unit complex; refinance existing projects to extend affordability controls.	Mortgage Revenue bonds	RA; County of Riverside Economic Dev.	Continued Implementation

Table V-2
Housing Program Summary

Housing Program	Program Action (# Units to Be Achieved)	Funding Source	Responsible Agency	Time Frame
19. Affordable Housing Development	Facilitate affordable housing production through assistance in site identification and acquisition, priority processing, as well as provision of incentives. Periodically check with HCD for funding availability and allocate staff resources to help identify projects and prepare applications for funding.	Redevelopment set-aside, CDBG, HOME, and other as appropriate and available	RA	Ongoing efforts to facilitate affordable housing development. Apply for HOME funds for affordable housing development in 2002 and annually thereafter.
Remove Governmental Constraints				
20. Zoning Ordinance	Continued Implementation	Department Budget	Planning	Program on-going
21. Development Fees	Provide funding to pay for development fees for non-profit housing projects.	Redevelopment set-aside	Planning; Building	Program on-going
22. Expedited Project Review and Hearing Process	Continue to implement one-stop development process review.	Department budget	Planning; Building	Program on-going
Promote Equal Housing Opportunity				
23. Fair Housing Program	250 households to be assisted	CDBG	Riverside County	On-going per CDBG funding source

Table V-3
2000-2005 Quantified Objectives

Housing Goal	Income Category				
	Total	Very Low	Low	Moderate	Upper
Housing Construction (Regional Housing Need remaining through June 30, 2005)	3,054	763	503	9	1,779
Housing Conservation	547	338	174	35	0
Housing Rehabilitation	467	167	286	14	0

Based on the following methodology:

- Housing Construction is based on the remaining Regional Housing Need Assessment.
- Housing Conservation was allocated as follows: Program 2 - 70 units, ½ to low and ½ moderate; Program 6 - 200 units to very low; Program 7 - 277 units, ½ to low and ½ to very low.
- Housing Rehabilitation was allocated as follows: Programs 1A - 100 units to low, 35 to very low; Program 1B - 100 units to very low; Program 10 - 58 units to low and 14 units to moderate; Program 18 - 128 units to low and 32 to very low.